



14 Wold Road, Burton Latimer

OSCAR JAMES

14 Wold Road

Burton Latimer

Northamptonshire

NN15 5PN

- Superb, edge of village location
- Incredibly well presented throughout
- Generous plot with stunning rear garden
- Four / five double bedrooms
- Annex potential
- Viewing absolutely essential
- No onward chain

Situated on the edge of undoubtedly the best road in Burton Latimer, enjoying field views to the front and side, this beautifully presented and thoughtfully extended home boasts a generous plot and it simply must be viewed to be appreciated.

Wold Road is a quiet road which leads off to Wold Farm and is enjoyed by dog walkers and runners as it stretches for over a mile with uninterrupted field views across Burton Latimer and its famous windmills. It's also just a short, 5 minute walk into Burton's center which boasts a selection of amazing eateries along with two local pubs, two primary schools and a Sainsburys. It's also just a short drive to both Kettering and Wellingborough's train stations which both offer direct access to London in well under an hour.



The property itself has been significantly improved by its present owner and now offers modern and spacious accommodation across two floors. The recently added study / annex above the garage has been finished to the highest of standards and enjoys views to the front and side making the most of the fantastic outlook which this home enjoys.

Internally the accommodation comprises; entrance hall, large lounge with open fireplace, dining room, stunning kitchen family room, large conservatory, utility room with useful door leading outside and ground floor WC.

The aforementioned study / annex can be accessed via a separate staircase just off the utility room giving it independent access from the main house if desired. The space itself is large, bright and airy and it benefits from a small kitchen and en-suite shower room.





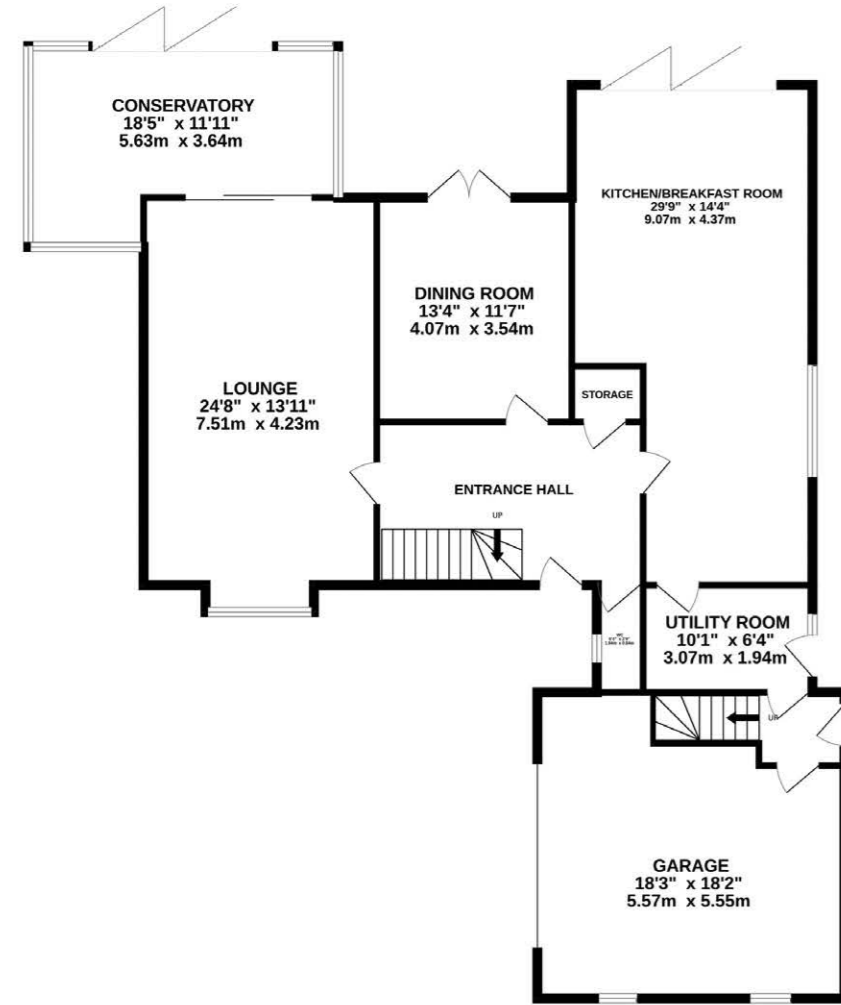
From the main first floor landing there are four double bedrooms and a beautifully refitted family bathroom. Bedrooms 1 & 2 both enjoy en-suite bathrooms.



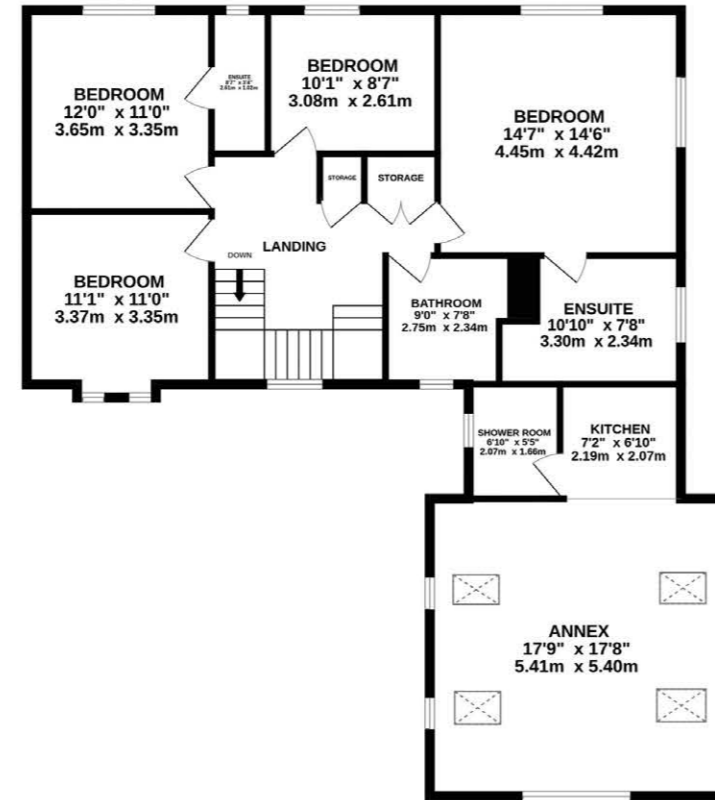
4
Bedrooms



GROUND FLOOR
1625 sq.ft. (151.0 sq.m.) approx.



1ST FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA : 2891 sq.ft. (268.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside, the rear garden is simply stunning, being matured and landscaped and most importantly completely private.

There is also a large gated driveway and double garage.

Viewing is absolutely essential. No onward chain.



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E S T A T E A G E N T S



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