

2 Church Street
Burton Latimer
NN15 5LU

£375,000

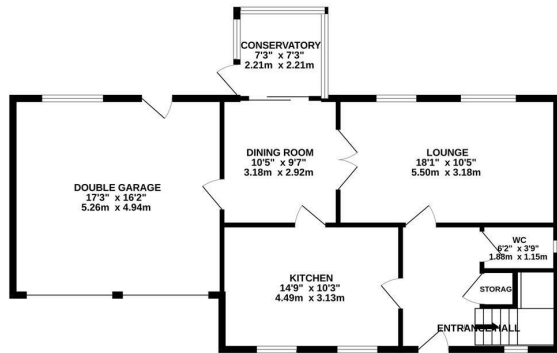


OSCAR JAMES

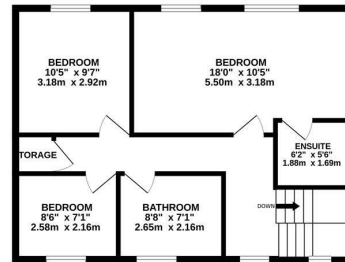
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FLOOR PLANS

GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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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AT A GLANCE...



Three reception rooms



Spacious fitted kitchen



Three generous bedrooms



Family bathroom, ensuite shower room and downstairs WC



Enclosed rear garden



Double garage and off road parking



WHAT'S GREAT?

This brilliantly presented, detached and stone-built residence is located in Burton Latimer, just a short distance from all local conveniences.

Burton Latimer is a lively town known for its strong sense of community, boasting attractions such as farmer's markets, a variety of local eateries, hair and beauty salons, educational facilities, and excellent transport links. Two train stations are a mere 10 to 15 minutes' drive away, offering convenient connections to London.

The property offers a seamless layout, featuring a generous entrance hall, a well-appointed kitchen with space for a free standing oven and white goods, a dining room with access to the double garage/utility area, a spacious lounge with plenty of natural light and bow window and a feature fireplace. A conservatory overlooking and giving access to the rear garden and a WC complete the ground floor.

The upper floor is once again bathed in light, courtesy of a sizable feature window adjacent to the staircase. Here, you'll find a landing that leads to the three good sized bedrooms (formerly four bedrooms) and the recently modernised family bathroom. The master bedroom boasts a beautifully presented ensuite and fitted wardrobes.

Externally, the property boasts an attractive frontage, complete with a double driveway and access to the double garage. The rear of the property offers a landscaped wrap-around garden, providing an enjoyable outdoor space with two patio areas and an array of mature trees and shrubs. Access to the double garage can also be achieved from the garden, and a convenient side pathway connects the front and back of the property.

To arrange a viewing, please don't hesitate to contact Oscar James today.

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SELLER'S SECRET

We have loved living here and it has been fantastic having everything we need on our doorstep. We are looking to move to be closer to work and to reduce our daily commute. We hope that a new owner is as happy here as we have been.



Why we like it....

A rare opportunity to purchase a property in such a desirable location! We don't expect this property to remain available for very long!

OSCAR JAMES

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To buy or not to buy....
