

14 Spriggs Close
Burton Latimer
Northamptonshire
NN15 5FW

£280,000

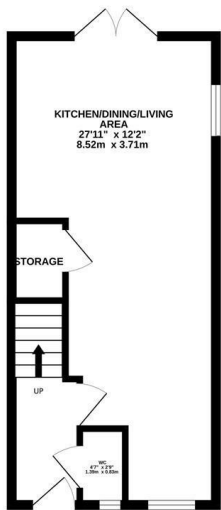


OSCAR JAMES

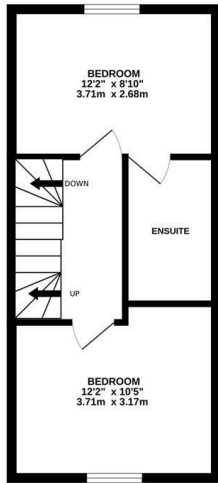
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FLOOR PLANS

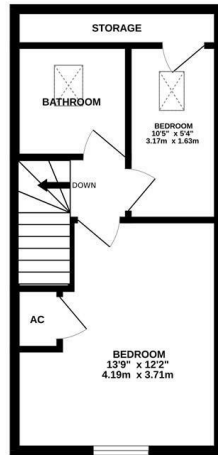
GROUND FLOOR
341 sq. ft. (31.6 sq.m.) approx.



1ST FLOOR
341 sq. ft. (31.6 sq.m.) approx.



2ND FLOOR
321 sq. ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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...



Ground floor Reception
First floor Reception (optional
Bedroom 4)



Kitchen and Open Plan Dining
Family Reception



3 Bedroom En suite Master
Optional Bedroom 4 / Reception



W/c Cloaks, En suite, Family
Bathroom.



Private Rear Garden



Garage and Driveway - Parking up
to 4 Cars



WHAT'S GREAT?

Linden Homes built this Greetham - design home, in 2016, positioned at the end of a cul de sac, this inviting semi-detached 3-bedroom 2 Reception town house has been well maintained by the current owner.

Boasting a private rear garden with gated access to the driveway parking and attractive brick garage, with power and light which ensures both practicality and style for a delightful living experience.

The Open plan lounge / family living room, enjoys natural light flooding in from the French doors leading to the garden. This offering the ideal setting for both relaxation and entertaining. The indoor/outdoor spaces create a sense of flow, making it easy to transition between.

The well-appointed kitchen, seamlessly blends functionality with aesthetic appeal of contemporary wood grained grey wall and base units and sleek work surfaces. This space is perfect for preparing meals. There's space for a breakfast bar or a table seating area. Appliances include integrated single oven with stainless steel gas hob over and there's space and plumbing for washing machine and dishwasher and a free-standing fridge freezer. A useful walk-in larder cupboard completes the space.

The connecting entrance hallway gives access to a spacious cloakroom and stairs leading to the further accommodation.

On the first floor, you'll find the master double bedroom, with en suite shower room, the contemporary suite includes a double shower width enclosure. Adjacent, a further double bedroom/ or 2nd reception.

Stairs to the 2nd floor leads to the well-designed family bathroom with a smart contemporary suite, additional tiling has been added to the wet areas. A single bedroom could be used as a study and a further double room.

The mature garden offers a peaceful retreat that welcomes you to unwind and bask in the sunlight. Laid mostly to lawn, the garden is fully enclosed by timber fencing with gated access to the private driveway.

Contact Oscar James promptly to arrange a viewing

...expect excellence



SELLER'S SECRET

Currently we have four bedrooms and open plan space to the ground floor for our living space, but we could easily have two separate living space areas and return to 3 bedrooms.

Parking for up to four cars including the garage space means we can always welcome visits from family and friends.

The house just works... and it's been such a great place to live.



Why we like it....

Situated on a lovely close. We love the fact that there are mature trees to the front outlook, providing wonderful privacy.

Schooling and amenities are close by and the address offers excellent road links.

To buy or not to buy....

OSCAR JAMES

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