

16 Mallard Drive
Burton Latimer
Northamptonshire
NN15 5TG

£260,000

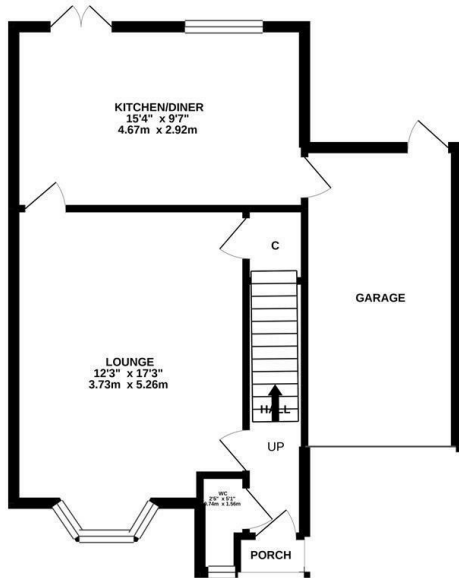


OSCAR JAMES

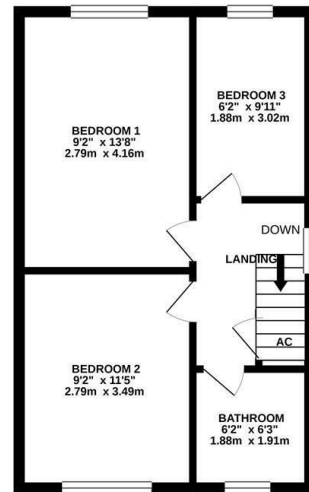
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FLOOR PLANS

GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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...



Lounge



Kitchen Diner



3 Bedrooms



Family Bathroom and W/C



Garden Mostly Laid to Lawn



Off-Road Parking and Single Garage



WHAT'S GREAT?

Welcome to this 3-bedroom linked-detached property, nestled in a desirable cul-de-sac in Burton Latimer. With its spacious layout and modern amenities, this home presents an ideal setting for modern family living.

As you approach, you'll appreciate the convenience of off-road parking along with a single garage, providing ample space for a vehicle and storage.

Step inside to discover a welcoming lounge situated at the front of the house, offering a cozy retreat for relaxation and entertainment. The heart of the home lies at the back, where you'll find a bright and airy kitchen diner. This versatile space is perfect for both casual meals and formal gatherings, with plenty of room for family and friends to gather. Additionally, a convenient W/C on the ground floor adds to the practicality of this wonderful home.

Venture upstairs to find three well-proportioned bedrooms, including two spacious doubles and a comfortable single. Each bedroom offers ample space and natural light, providing a

peaceful retreat. Completing the upstairs layout is a modern family bathroom room.

Step outside into the charming garden, featuring a delightful patio area perfect for outdoor dining and entertaining. The majority of the garden is laid to lawn, providing plenty of space for children to play and for gardening enthusiasts to indulge their green thumb.

This linked-detached property offers the perfect combination of comfort, convenience, and modern living. With its versatile layout and attractive features. Don't miss the opportunity to make this wonderful property your own. Contact us at Oscar James to arrange a viewing today!

NB ** This property is on a peppercorn lease, please ask agents for further information. **

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SELLER'S SECRET



Why we like it....

OSCAR JAMES

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To buy or not to buy....
