

35 Cornfield Way
Burton Latimer
Northamptonshire
NN15 5YH

£415,000

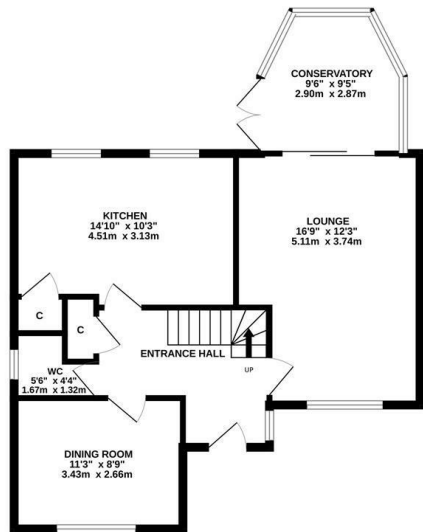


OSCAR JAMES

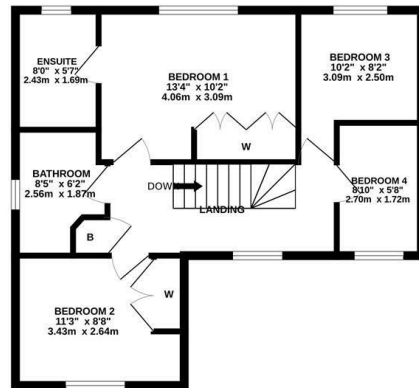
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FLOOR PLANS

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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



Refitted modern kitchen



Four DOUBLE bedrooms



Ensuite to master, family bathroom and downstairs WC



Front and rear gardens



Double detached garage and large driveway for several vehicles



WHAT'S GREAT?

Tucked away in the nook of a family friendly cul-de-sac this FOUR bedroom detached home sits on an enviable corner plot, arguably one of the best plots on the development, with generous frontage, a large driveway, front lawn and a detached DOUBLE GARAGE!

Downstairs accommodation comprises; spacious entrance hallway leading to a snug/dining room, a separate lounge/diner which is dual aspect and leads directly into the conservatory, which overlooks the sunny rear garden. The kitchen has been recently renovated incorporating a range of both base and eye level units, integral appliances and plenty of countertop. A patio door leads to

the rear garden and a WC completes this floor.

On the first floor you will find four bedrooms and a four piece family bathroom with separate shower. The master bedroom also boasts a refitted ensuite shower room. The garden is southerly facing and again is generous in size providing scope to extend the property if desired. Planning permission for this has already been granted.

Additional benefits include solar panels.

Viewing is essential! To arrange yours contact sole selling agents Oscar James today!

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SELLER'S SECRET

We have lived here for 17 years and it has provided us with the perfect family home. We love being able to walk to the local shops, pubs and eateries within just a few minutes and being in the quiet cul-de-sac location.



Why we like it....

WOW! What a super family home! If you are looking for somewhere to raise your family with plenty of parking, private and sunny garden and the scope to further extend if desired then this house is certainly worth a view!

Be quick though because at this price we don't expect it to be on the market for long!

To buy or not to buy....

OSCAR JAMES

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