

8 Hollands Drive  
Burton Latimer  
NN15 5YJ

OIEO £300,000



OSCAR JAMES

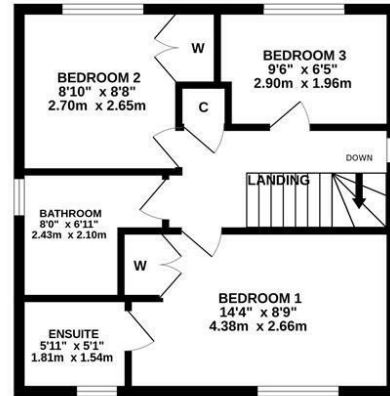
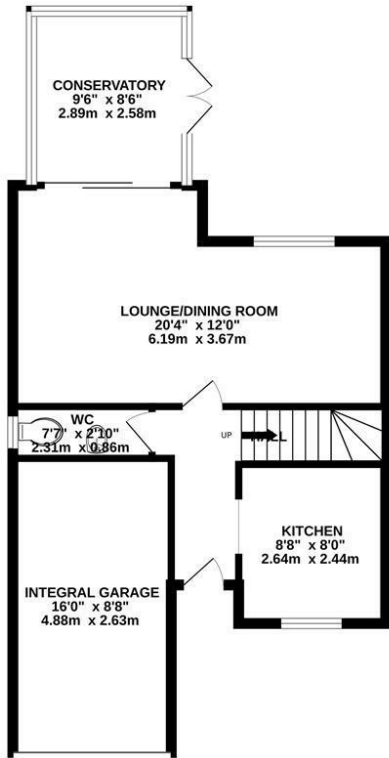
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# FLOOR PLANS

GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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 connected reception rooms



Fitted kitchen



Three bedrooms



Ensuite shower room, family bathroom and downstairs WC



Rear garden



Single garage and off road parking for two vehicles





## WHAT'S GREAT?

Nestled in the desirable town of Burton Latimer, is this inviting three bedroom detached home. With a single garage and convenient off-road parking for two vehicles in a cul-de-sac location.

Upon entry, you will be greeted by a welcoming hallway that leads to a thoughtfully designed layout. The ground floor boasts a good size kitchen offering plenty of storage with a combination of base and eye level units and space for white goods. The living room is flooded with natural light and is seamlessly connected to a dining area and the conservatory which over looks the rear garden creating an open yet cosy space. A WC completes this floor.

Ascending the stairs, the upper floor hosts three bedrooms, two of which are double. Bedroom one and two boast built in wardrobes and the master

bedroom also features an en suite shower room, elevating your everyday routine. The additional bedrooms offer ample space for various lifestyle needs, from family bedrooms, guest bedrooms or even a home office.

Beyond the interiors, this property presents a beautifully designed low-maintenance garden—a great outdoor space, perfect for both relaxing and entertaining.

Set in a desirable location, this home enjoys a peaceful setting while being conveniently located near local amenities, schools, and transportation links.

Please call sole agents Oscar James to book a viewing today!

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# SELLER'S SECRET

I have loved living here, my favourite space is the lounge over looking the garden!



*Why we like it....*

A great home in a sought after location! High interest is anticipated, call us today to book your viewing!

## OSCAR JAMES

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*To buy or not to buy....*

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