

2 Hollands Drive
Burton Latimer
NN15 5YJ

£350,000 offers in excess of

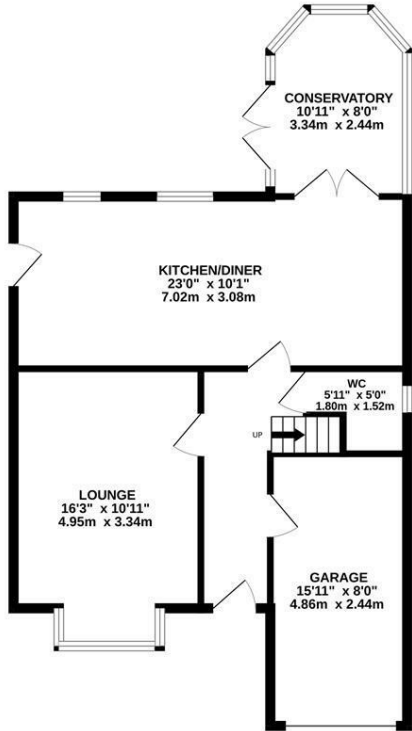


OSCAR JAMES

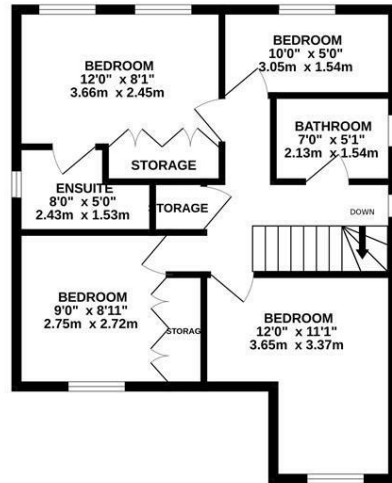
...expect excellence

FLOOR PLANS

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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 and conservatory



Refitted kitchen



Four bedrooms



Family bathroom, refitted ensuite and cloakroom



Gardens front and rear



Single garage and off road parking



WHAT'S GREAT?

A fabulous four bedroom detached family home situated in the heart of the ever popular suburb of Burton Latimer which has so much to offer including schools, shops, restaurants and other amenities.

The property has been very well maintained and improved by the current owners and benefits from side by side parking on the driveway for two vehicles in front of the single garage with electric remote controlled door.

In brief the internal accommodation comprises of an entrance hall with refitted composite front door, refitted cloakroom which is large and provides space also for coats and shoes, a useful internal door leads into the garage and there is access to the generous lounge to the front of the property with bay window and feature fireplace, the kitchen/diner to the rear enjoys private views over the garden and the kitchen has been refitted to a high standard with multiple cupboards and plenty of

work top space incorporating a breakfast bar. Expect to find integrated appliances in the kitchen and ample space for a dining table, finally a conservatory completes this floor.

To the first floor expect to find four good size bedrooms, the master of which benefits from a refitted ensuite shower room and a family bathroom services the remaining bedrooms.

Outside, to the front expect to find a good size garden, mainly laid to lawn, access to the rear via both sides of the property, driveway and garage and finally the garden to the rear is completely secluded and peaceful, laid to lawn with retaining timber fencing and patio area which is ideal for relaxing and entertaining.

Call the delighted sole agents Oscar James Burton Latimer to make arrangements to view.

...expect excellence



SELLER'S SECRET

The time is right for us to sell and move on, the house has been a perfect location for bringing up our children, there is plenty to do in Burton Latimer and it is very well serviced with local shops and amenities.



Why we like it....

A very well presented home, great size and having been improved by the current owners we feel this could be an excellent buy for someone new. We do not expect it to be around for long!

To buy or not to buy....

OSCAR JAMES

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