

7 Lily Close  
Burton Latimer  
NN15 5GD

£180,000

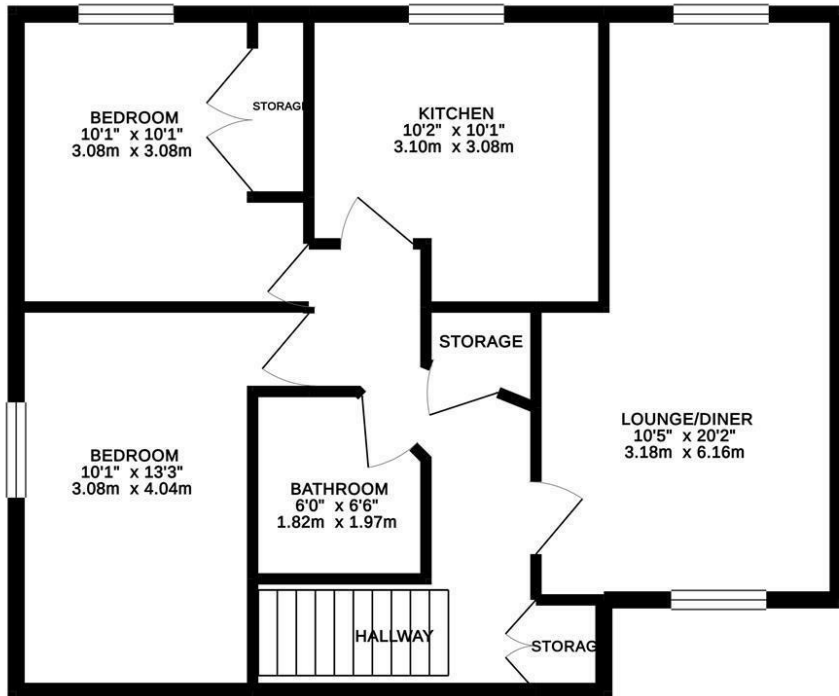


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR 637 sq. ft.  
( 59.2 sq. m. )



TOTAL FLOOR AREA : 637 sq. ft. ( 59.2 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...



Spacious lounge/diner



Modern fitted kitchen



Two DOUBLE bedrooms



Family bathroom



Off road parking for one vehicle







## WHAT'S GREAT?

Offered to the market in exceptional condition, Oscar James are proud to present this beautifully maintained two DOUBLE bedroom coach house in Burton Latimer, ideally located near excellent schools, convenient transport links, and local amenities.

This spacious coach house is arranged over a single floor and features a large lounge/diner with dual aspect windows that flood the room with natural light. The well-proportioned kitchen follows, offering ample space and is equipped with integral appliances.

Both bedrooms are generously sized doubles, and the property also includes a pristine three piece family bathroom and plenty of storage

options.

Additional benefits include an allocated parking space and solar panels that efficiently heat the hot water.

The coach house is a leasehold property with 992 years remaining on the lease and a peppercorn rent of just £1 per year for service charges.

Don't miss out on this exceptional property—contact Oscar James today!

...expect excellence



# SELLER'S SECRET

This has been a great home for me, I love the location and how tucked away it is!



## Why we like it....

This is a fantastic buy, this would be perfect for first time buyers, investors or even anyone who is looking for a 'base' in the area. The lease will outlive us all and the service charge is so low that we fell this property is a hidden gem!

To buy or not to buy....

# OSCAR JAMES

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