

5 Diana Way  
Burton Latimer  
NN15 5RD

£315,000

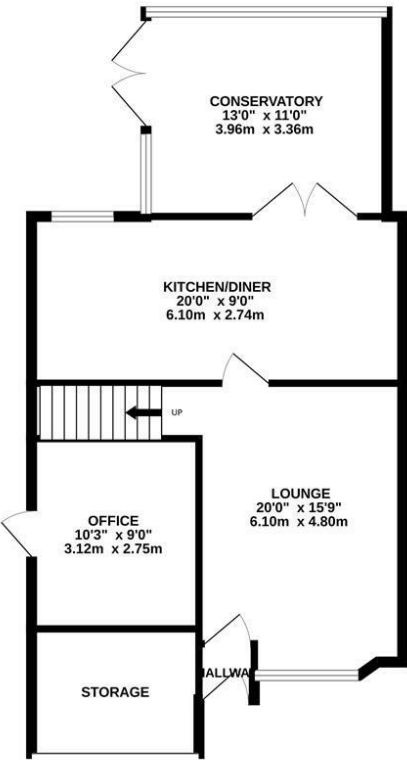


OSCAR JAMES

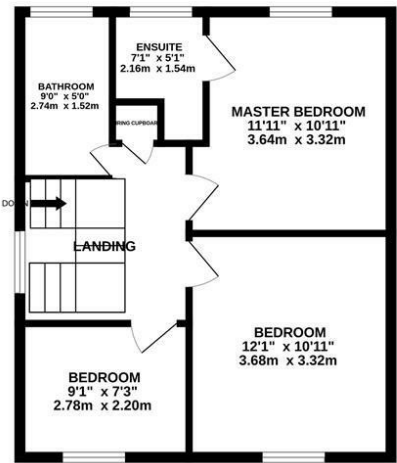
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# FLOOR PLANS

GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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...



Bay-Fronted Lounge



Kitchen/Breakfast Room



3 Double Bedrooms



Renovated Bathroom



Landscaped Garden



Off-Road Parking for Multiple Vehicles and Garage





## WHAT'S GREAT?

This stunning three-bedroom detached home in the heart of Burton Latimer offers modern living with excellent features throughout. The property boasts off-road parking for multiple vehicles and an integral garage, part of which has been cleverly converted into a home office.

As you enter the home, you'll be greeted by polished tile flooring with underfloor heating, creating a luxurious and warm ambiance throughout the ground floor. The spacious bay-fronted lounge offers a cozy yet contemporary living space. The modern kitchen breakfast room is well-equipped with a range of integrated appliances and additional space for freestanding appliances, perfect for a growing family or those who enjoy cooking and entertaining. Leading from the kitchen, the conservatory is currently used as a dining room, offering a light and airy space with views of the beautifully landscaped garden.

Upstairs, the property features three generously-sized double bedrooms, including a master bedroom complete with luxury built-in wardrobes and a ensuite. The family bathroom has been recently renovated to a high standard, featuring a rainfall shower over the bath and even a built-in TV for added luxury.

The garden has been meticulously landscaped and includes a slabbed patio, a resin seating area, and low-maintenance artificial grass, making it the perfect outdoor space for entertaining or relaxing. Additional benefits include a new roof, new boiler and new electric consumer unit, all installed within the last two years, ensuring peace of mind for the new owners.

This property truly combines modern comforts with stylish design, making it an ideal family home in a sought-after location. Please call Oscar James to book a viewing TOADY!

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# SELLER'S SECRET

We have loved living here. Since we bought it we have pretty much re-done the whole house. Unfortunately its time to move on and hope the next owners enjoy the work we done



## Why we like it....

This property has be renovated to a high standard. We love the open planned feel and clinical styling of the property. MUST be viewed to be appreciated

# OSCAR JAMES

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To buy or not to buy....

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