

11 Norlinton Close
Orlingbury
NN14 1FD

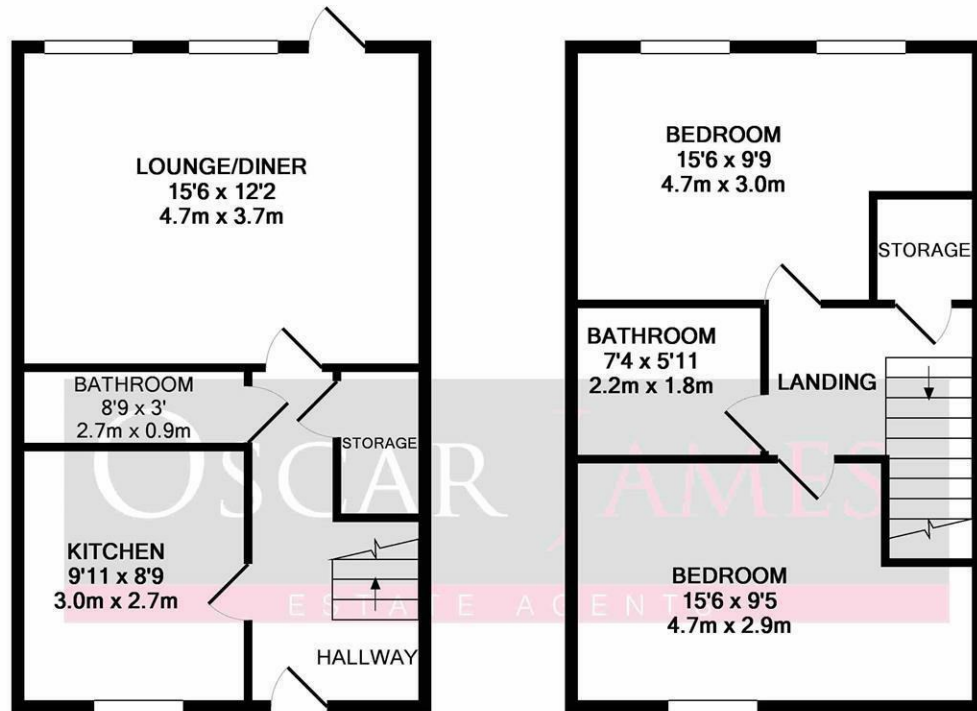
£212,000 Guide Price



OSCAR JAMES

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FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



2 Bedrooms



Family Bathroom & W/C



Rear Garden



Allocated Parking



WHAT'S GREAT?

This stunning stone-built two-bedroom home is situated in the picturesque village of Orlingbury, offering charming rural surroundings and an authentic countryside feel. The property also benefits from allocated parking.

Upon entering, you are welcomed by a spacious hallway that leads to a beautifully presented and well-equipped kitchen, featuring solid wood countertops, a range of base and eye-level units, and space for freestanding appliances. The large open-plan living and dining area enjoys a pleasant outlook over the rear garden, providing the perfect space for both relaxing and entertaining. A convenient W/C completes the ground floor.

An attractive open staircase leads to the first-floor accommodation, which comprises two generous double bedrooms and a tastefully appointed family

bathroom.

Outside, the property boasts a landscaped, low-maintenance rear garden with artificial lawn and a paved pathway—ideal for enjoying the peaceful village setting.

The current owners have maintained the property to an exceptional standard, presenting it beautifully throughout.

The current ground rent for the remaining 20% share is £111.91 per month.

A personal viewing is highly recommended to fully appreciate all that this wonderful home has to offer. To arrange an appointment, please contact Oscar James on 01536 722 222.

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SELLER'S SECRET

This is our perfect first home nestled in a peaceful village setting. We enjoy the quiet surroundings, beautiful countryside walks, and a welcoming community. We love this home because it is filled with wonderful memories, ready for its next chapter.



Why we like it....

This beautifully presented home enjoys a superb location with a delightful countryside ambiance.

The current owners have maintained and styled the property to an exceptional standard, creating an inviting and well-presented home throughout.

We believe this represents an excellent opportunity for first-time buyers to step onto the property ladder and an attractive option within the current market.

To buy or not to buy....

OSCAR JAMES

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