

67 Queensway  
Burton Latimer  
NN15 5QH

£250,000 Guide Price



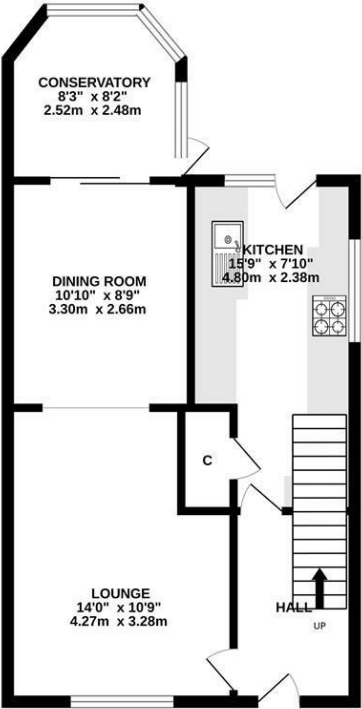
OSCAR JAMES

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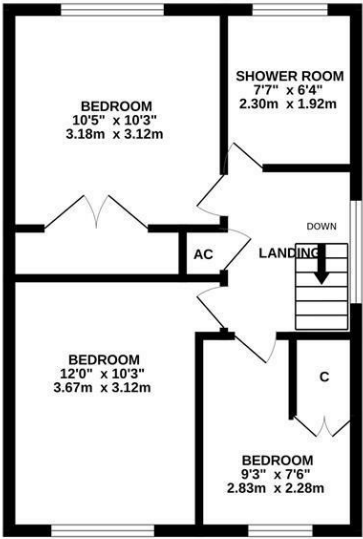


# FLOOR PLANS

GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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 Diner & Conservatory



Modern Kitchen with Integrated Appliances



3 Bedrooms



Family Shower Room



Low Maintenance Rear Garden



Brick Built Single Garage and Parking





## WHAT'S GREAT?

**\*\*SOLD PRIOR TO MARKETING\*\***

A well-presented three-bedroom semi-detached home situated in the popular town of Burton Latimer, offering comfortable family living, off-road parking and a brick-built single garage to the rear.

The property enjoys an attractive frontage with a pathway leading to the entrance and a driveway to the side providing access to the garage and parking.

Upon entering, you are welcomed into a cosy living room positioned to the front of the property, featuring a decorative fireplace which creates a focal point to the room. To the rear, the home opens into a dining area, providing ample space for a family dining table and ideal for entertaining. Patio doors lead through to a bright conservatory, offering additional reception space and views over the rear garden.

The kitchen has been modernised and is fitted with a range of contemporary wall and base units, stylish worktops and tiled splashbacks. There is integrated appliances, space for free standing appliances & a door providing access to the rear garden.

Upstairs, the property offers three bedrooms, including a well-proportioned principal bedroom with fitted storage. The remaining bedrooms provide flexibility for children, guests or home office use. The accommodation is served by a modern family shower room fitted with a three-piece suite.

The rear garden is low maintenance, predominantly laid with patio and gravel areas, providing space for outdoor seating and entertaining. To the front of the garden sits a brick-built single garage

This is a fantastic opportunity for first-time buyers, young families or investors seeking a well-maintained home in a convenient location close to local amenities, schools and transport links.

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# SELLER'S SECRET



Why we like it....

## OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB  
01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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