23 Victoria Street
Burton Latimer
NN15 5QX

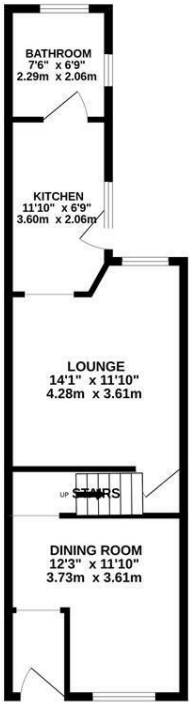
£200,000

OSCAR JAMES

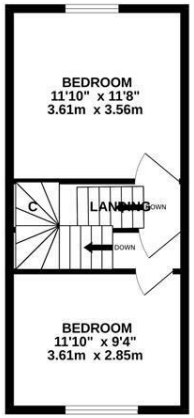
...expect excellence

FLOOR PLANS

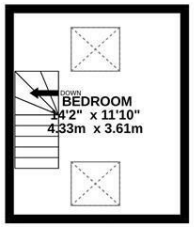
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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...

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WHAT'S GREAT?

Offering over 950 sq. ft. of well-proportioned accommodation arranged across three floors, this characterful home blends period charm with practical family living.

The ground floor comprises a welcoming dining room to the front, leading through to a generous lounge with built-in alcove shelving and plenty of space to relax. To the rear, the galley-style kitchen provides an excellent range of storage and worktop space, with direct access to the family bathroom and outside.

On the first floor are two spacious double bedrooms, while the second floor has been thoughtfully converted to create an impressive principal bedroom, offering a fantastic private retreat. There is the opportunity to create an ensuite from this bedroom too with planning permission already in place.

The back garden is enclosed garden and is low maintenance perfect for enjoying the warmer months or entertaining family and friends.

Located in the ever-popular market town of Burton Latimer, the property is within easy reach of well-regarded schools, independent shops, cafés and restaurants, whilst offering excellent road links via the A14, making it ideal for commuters.

A wonderful opportunity for first-time buyers, growing families or investors looking for a spacious home in a convenient location. Early viewing is highly recommended.

SELLER'S SECRET

I have lived here for over 10 years and the space works perfectly for us! We love the fact that we all have double bedrooms and we're so close to the heart of town, without being in the thick of it.

Why we like it....

A great home, set in a popular location! Homes like these are popular with first time buyers and investors so be quick to avoid missing out!

To buy or not to buy....

OSCAR JAMES

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