28 West Avenue
Burton Latimer
NN15 5PQ

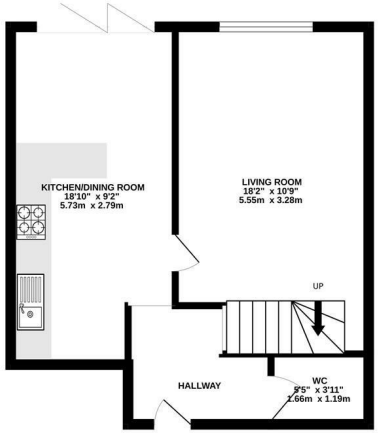
£240,000 Guide Price

OSCAR JAMES

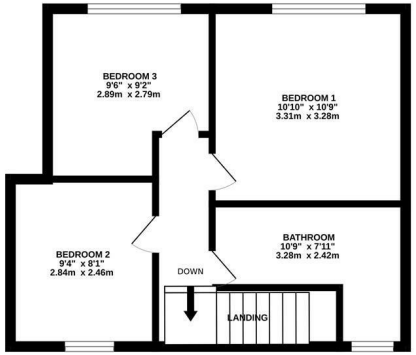
...expect excellence

# FLOOR PLANS

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.




1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.




TOTAL FLOOR AREA : 812 sq.ft. (75.5 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 with woodburning stove
- Kitchen diner with bi-fold doors
- 3 Bedrooms
- Modern family bathroom and W/C
- Landscaped rear garden
- Off-road parking

# WHAT'S GREAT?

A beautifully renovated and extended three-bedroom mid-terrace home situated in the popular town of Burton Latimer, offering well-proportioned accommodation, contemporary finishes and excellent off-road parking for multiple vehicles.

The property has been thoughtfully improved and extended by the current owners, creating a spacious and versatile home that is ready to move straight into.

On entering, you are welcomed by an extended entrance hall, providing access to the ground floor accommodation and a useful downstairs WC. The heart of the home is the impressive kitchen/diner, fitted with contemporary units and offering ample space for a dining table. Bi-fold doors open directly onto the landscaped rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

The generous lounge provides a comfortable second reception space, featuring a large window allowing plenty of natural light and a wood-burning stove, creating a cosy focal point.

Stairs rise to the first floor and feature a stylish glass balustrade, adding to the property's modern feel. There are three good-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes. Completing the first floor is a modern refitted family bathroom, fitted with a contemporary suite and shower over the bath.

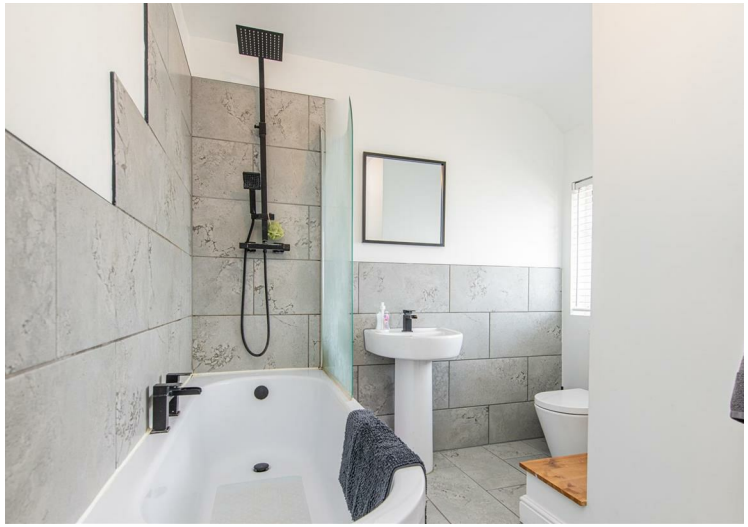
Outside, the rear garden has been landscaped to provide a combination of slabbed patio and lawn, with a further fenced-off area that offers flexibility as an additional seating space, children's play area or simply a useful separate section of the garden.

To the front, the property benefits from off-road parking for multiple cars.

Overall, this is a superb opportunity to acquire a substantially improved and extended three-bedroom home, combining contemporary living accommodation with practical features and a landscaped garden, all within the popular setting of Burton Latimer.

# SELLER'S SECRET

The property has afforded us some magical years building our family, within a wonderful neighbourhood. Being close to local amenities has been a saviour, as has the local children's playground! We have thoroughly enjoyed putting our mark on the renovations to call it our home for the time that we have. If we may say so ourselves, the properties next owners will love it here!



## Why we like it....

This property has been updated and upgraded by the current owners. Not only cosmetically but practically for everyday living. It has a modern feel with updated kitchen, bathroom, bi-fold doors. Added character with exterior and log burner. Also being extended to add a large entrance hallway and W/C. This will be a fantastic home for someone!

## To buy or not to buy....


OSCAR JAMES

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