

9 Perkins Close
Burton Latimer
NN15 5ZE

£450,000

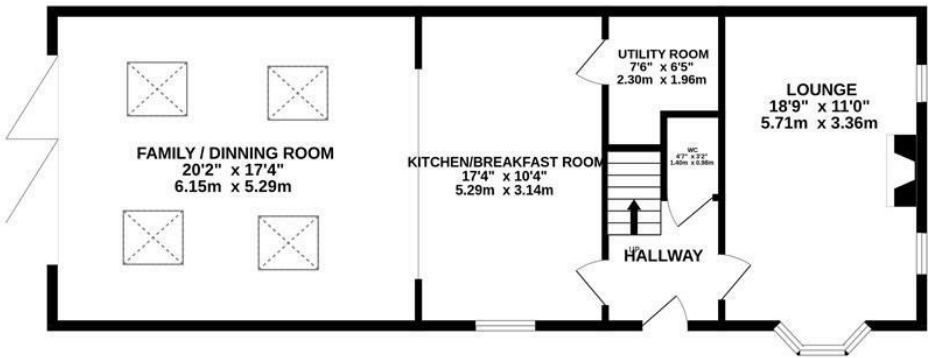


OSCAR JAMES

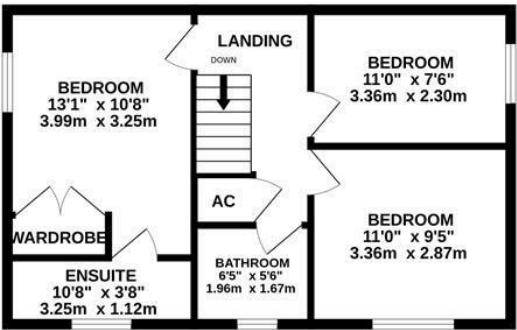
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FLOOR PLANS

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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...



Formal lounge



Extended kitchen/diner/family room



3 well-proportioned bedrooms



Ensuite, family bathroom & W/C



Landscaped rear garden



Off-road parking & single garage



WHAT'S GREAT?

A beautifully presented and thoughtfully extended three-bedroom detached home, built by the highly regarded Grace Homes and positioned within a desirable private cul-de-sac.

The carefully considered extension has enhanced the property to create an exceptional balance of space, comfort and versatility, ideally suited to modern living.

To the front is an elegant separate lounge, providing an ideal space to relax. The standout feature is the superb open-plan kitchen, dining and living area, designed as a bright, sociable space for both everyday life and entertaining, with the generous layout creating a natural hub for family and guests.

The stylish kitchen/breakfast room offers integrated appliances, generous storage and extensive preparation space. Bi-fold doors open directly onto the beautifully landscaped rear garden, creating a seamless connection between the home and garden while allowing natural light to flow throughout the living area. A practical utility room and downstairs WC

complete the ground floor, which also benefits from underfloor heating throughout.

Upstairs are three well-proportioned bedrooms, including the principal suite with fitted wardrobes and a private en-suite shower room. The remaining bedrooms offer excellent flexibility for guests, home working or family use and are served by a contemporary family bathroom.

Outside, the private rear garden provides an inviting setting for relaxation, outdoor dining and entertaining, with direct access from the main living space.

To the front, driveway parking and a garage provide ample parking and valuable additional storage.

Combining Grace Homes build quality, a thoughtfully designed layout, a sought-after cul-de-sac setting and excellent indoor-outdoor living, this home offers a stylish, practical and comfortable home, presented to a high standard throughout.

...expect excellence



SELLER'S SECRET

What first attracted us was the quality of the Grace Homes build and its quiet cul-de-sac location in one of Burton Latimer's most sought-after areas, with excellent access to amenities, schools and road networks. The extension has transformed the home, with the open-plan kitchen, dining and living space becoming the heart of the house. We have also loved the south-facing garden, bi-fold doors and underfloor heating, which make the home perfect for both everyday living and entertaining. It has given us many happy memories, and we hope the next owners enjoy it just as much as we have.



Why we like it....

We feel this is a particularly appealing family home due to its generous and thoughtfully extended living space, combined with the quality associated with Grace Homes. The private cul-de-sac setting, landscaped garden, garage and off-road parking add to its practicality, while the open-plan family space, integrated kitchen, bi-fold doors and underfloor heating provide the modern features buyers are looking for. It offers an excellent balance of comfortable everyday living and space for entertaining, making it a fantastic home for a growing family.

To buy or not to buy....

OSCAR JAMES

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