

10 Barnwell Close
Burton Latimer
NN15 5TS

£300,000 (offers over)

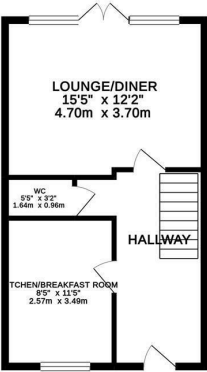


OSCAR JAMES

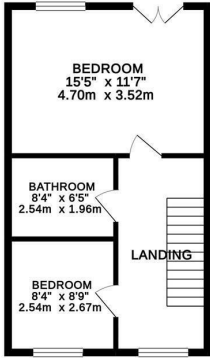
...expect excellence

FLOOR PLANS

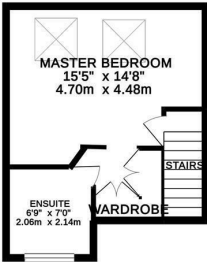
GROUND FLOOR
412 sq. ft. (38.3 sq. m.) approx.



1ST FLOOR
412 sq. ft. (38.3 sq. m.) approx.



2ND FLOOR
274 sq. ft. (25.5 sq. m.) approx.



TOTAL FLOOR AREA : 1099 sq. ft. (102.1 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.

Made with Metropix 6/2023



AT A GLANCE...



Lounge Diner



Kitchen Breakfast Room



3 Bedrooms Over 2 Floors



Family Bathroom, Ensuite to Master Bedroom & W/C



Landscaped Read Garden with Bespoke Summer House



Off Road Parking & Single Garage



WHAT'S GREAT?

Nestled in a sought-after Burton Latimer location, this beautifully presented three-bedroom semi-detached town house offers immaculate accommodation throughout, enhanced with stylish cosmetic upgrades by the current owners. With off-road parking, a garage, landscaped garden, and owned solar panels, this home provides both modern comfort and long-term efficiency.

Upon entering, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. To the front sits a contemporary kitchen/breakfast room featuring integrated appliances and ample workspace—ideal for everyday family living. To the rear, the impressive lounge/diner boasts feature ceiling lighting, generous space for both a sofa and a large dining table, and patio doors opening onto the landscaped rear garden. Completing the ground floor is a tastefully finished W/C, offering flexibility for guest use or multi-generational living.

The first floor provides a spacious double bedroom with stylish feature lighting, a modern family bathroom with shower over bath, and a well-proportioned third bedroom.

The second floor is traditionally designed as the master suite, complete with built-in wardrobes and a luxurious ensuite featuring a freestanding bath. However, the current owners have transformed this versatile space into a superb large study or second reception room—ideal for those seeking extra living or working space.

Outside, the rear garden has been landscaped to an exceptional standard, incorporating a charming cobbled patio and path leading to a bespoke, purpose-built summer house—perfect for relaxation or entertaining.

Further benefits include off-road parking, a single garage, and owned solar panels providing energy efficiency and reduced running costs.

An immaculate, versatile home finished to a high standard throughout—early viewing is highly recommended.

...expect excellence



SELLER'S SECRET



Why we like it....

OSCAR JAMES

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To buy or not to buy....
