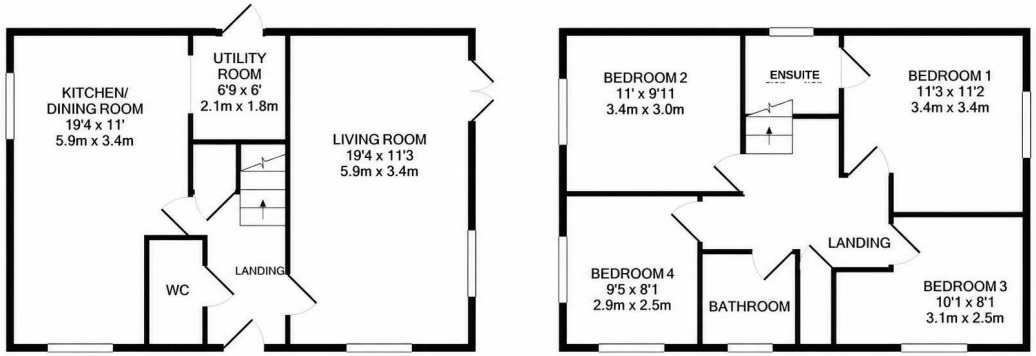
47 Woodford Road
Burton Latimer
NN15 5UX

£325,000 (offers over)

OSCAR JAMES

...expect excellence

FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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...

- Bright lounge with access to rear garden
- 19" Kitchen/Diner with integrated appliances and utility room
- 4 well proportioned bedrooms
- Ensuite to master, family bathroom and W/C
- Private rear garden with patio seating area, lawn space and boarders
- Off-Road parking and single garage

WHAT'S GREAT?

Occupying a fantastic position in the popular town of Burton Latimer and surrounded by attractive green open space, this beautifully presented four-bedroom detached home offers offers off-road parking and single garage, generous living accommodation, modern interiors and a wonderfully private rear garden, making it an ideal home for growing families.

The property is set back from the road and welcomes you into a central entrance hall with a convenient downstairs W/C. To the front of the home is a spacious living room, flooded with natural light and offering the perfect space to relax with family. To the rear, the impressive open-plan kitchen/dining room, spans over 19ft and provides an excellent entertaining space with ample worktops, fitted units and room for a large dining table. A separate utility room offers additional storage and practicality, with direct access to the garden.

The first floor boasts four well-proportioned bedrooms. The generous principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a family bathroom, providing comfortable accommodation for the whole family.

Outside, the rear garden is a true highlight of the property. Exceptionally private and not overlooked, it has been thoughtfully designed to create the perfect outdoor retreat with a well-maintained lawn, patio seating area and established planting, ideal for both entertaining and family life. The property also enjoys an enviable setting with green open space surrounding the development, offering pleasant walks and a peaceful outlook.

Located within easy reach of Burton Latimer's local amenities, highly regarded schools, countryside walks and excellent transport links including the A14 and Kettering mainline railway station, this superb family home offers the perfect balance of modern living and convenience.

SELLER'S SECRET

We've loved living here because of how peaceful the location is. The green space surrounding the property gives it a lovely open feel, while the rear garden is incredibly private and has been the perfect place to relax and entertain family and friends. The spacious kitchen/dining room has always been the heart of our home, and being close to local schools, amenities and transport links has made everyday life so convenient. It's been a wonderful family home with great neighbours, and we'll be sad to leave.

Why we like it....

"This is a fantastic opportunity to purchase a spacious four-bedroom detached family home in one of Burton Latimer's most desirable locations. With generous living space, a superb open-plan kitchen/dining room, a private rear garden and green open space on the doorstep, the property offers the perfect blend of modern family living and peaceful surroundings. Homes in this position are always in high demand, making this one not to be missed."

To buy or not to buy....

OSCAR JAMES

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