

5 Morby Court  
Burton Latimer  
NN15 5WD

£270,000



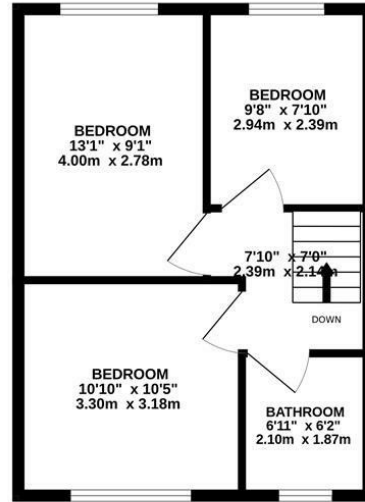
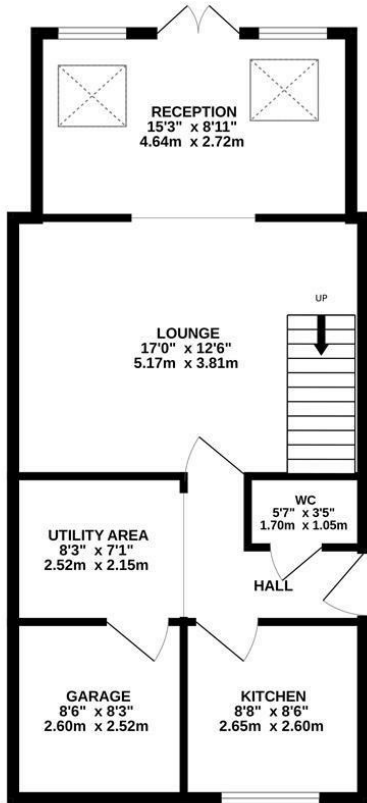
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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...



Two receptions



Fitted kitchen and useful utility room



Three bedrooms, two of which are double in size



Ground floor WC and Upstairs family bathroom



Low maintenance rear garden



Garage for storage and off road parking



## WHAT'S GREAT?

Situated in the sought-after location of Burton Latimer, this well-presented home offers a fantastic blend of space, practicality, and modern living.

Upon entering, you're greeted by a welcoming entrance hall. To the front sits a modern kitchen featuring integrated appliances. The garage has also been partially converted to provide a utility space which has space for an American fridge/freezer and access to the remaining garage. To the rear, the spacious living room flows seamlessly onto the ground floor extension. This bright and versatile space benefits from French doors opening onto the rear garden and Velux windows, generous space for a large dining table. Completing the ground floor is a downstairs W/C, offering flexibility for guest use or multi-generational living.

The first floor provides two spacious double bedrooms, a family bathroom with shower over bath, and a well-proportioned third bedroom.

Externally, the home features a low-maintenance rear garden, ideal for those seeking an easy-care outdoor space while still offering room to enjoy outdoor dining. Further benefits include off-road parking via a block paved driveway and garage space with electric door.

Overall, this is a superb opportunity to acquire a well-located and thoughtfully extended home in a great location - early viewing is highly recommended.

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# SELLER'S SECRET

This has been a great home, we have loved having the additional reception room, it adds real flexibility and makes the home extremely practical.



## Why we like it....

This is a great chance for a new owner to be situated in a cul-de-sac location, yet walking distance to the High Street. Offered in great condition, this will make a lovely home for the next buyer!

# OSCAR JAMES

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To buy or not to buy....

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