

18 East Avenue
Burton Latimer
NN15 5PF

£350,000 Guide Price

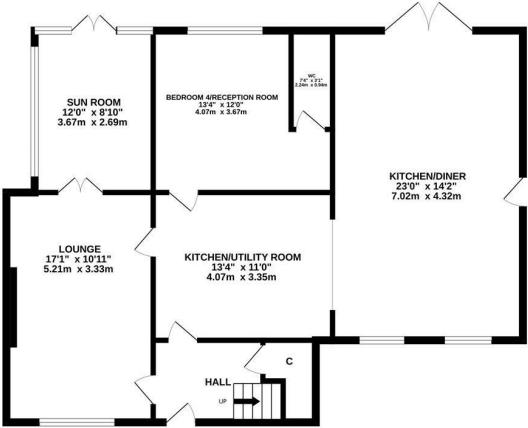


OSCAR JAMES

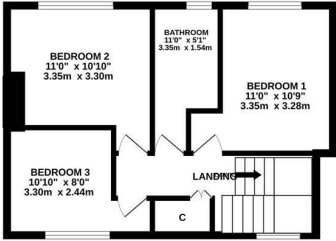
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FLOOR PLANS

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 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...



3 Reception Rooms



Open Planned
Kitchen/Diner/Family Room



4 Bedrooms



Family Bathroom & W/C



Secluded Rear Garden



Off Road Parking for Multiple
Vehicles



WHAT'S GREAT?

Introducing this outstanding three-bedroom semi-detached home in Burton Latimer, offering generous living space, contemporary features, and excellent practicality throughout.

Upon arrival, the property immediately impresses with ample off-road parking for multiple vehicles, providing everyday convenience.

Stepping inside, you are welcomed by a thoughtfully extended ground floor that has been designed with modern living in mind. The centrepiece of the home is the expansive open-plan kitchen, dining, and family area. This stylish space features tiled flooring throughout and a range of integrated appliances, creating a functional environment ideal for both everyday family life and entertaining.

The spacious lounge offers a warm and inviting retreat, enhanced by an abundance of natural light. Flowing from here, the adjoining sunroom provides additional living space and a perfect spot to relax while enjoying views over the garden.

The ground floor also benefits from a versatile additional room, suitable for use as a home office or occasional bedroom, along with a convenient W/C for added practicality.

Upstairs, the property continues to deliver with three well-proportioned double bedrooms and a family bathroom.

Externally, the home boasts a well-maintained and private rear garden. A decked seating area is perfect for outdoor dining and entertaining, while the lawn provides space for relaxation or gardening.

Further enhancing the property's appeal, it is equipped with owner-installed solar panels and battery storage, offering improved energy efficiency and long-term cost savings.

This home perfectly balances space, comfort, and modern convenience, making it an ideal setting for family life and entertaining alike. An excellent opportunity to secure a property that truly has it all.

...expect excellence



SELLER'S SECRET

We've loved how much space and light this home offers, especially the open-plan kitchen and family area where we spend most of our time together. The sunroom is one of our favourite spots to relax, particularly looking out onto the garden in the warmer months. The extra room downstairs has been really useful over the years, and having the solar panels with battery storage has made a noticeable difference to our energy costs. It's been a wonderful home for us, and we hope the next owners will enjoy it just as much.



Why we like it....

An impressive and thoughtfully extended three-bedroom semi-detached home, offering spacious and versatile living throughout. Featuring a stunning open-plan kitchen, dining and family area, a bright lounge with adjoining sunroom, and flexible ground floor accommodation, this property is perfectly suited to modern family life. Benefiting from a private rear garden, ample off-road parking, and owner-installed solar panels with battery storage, this home combines comfort, efficiency, and practicality in a highly desirable Burton Latimer location.

OSCAR JAMES

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To buy or not to buy....
