

19 Sandpiper Close  
Burton Latimer  
Northamptonshire  
NN15 5TF

£210,000

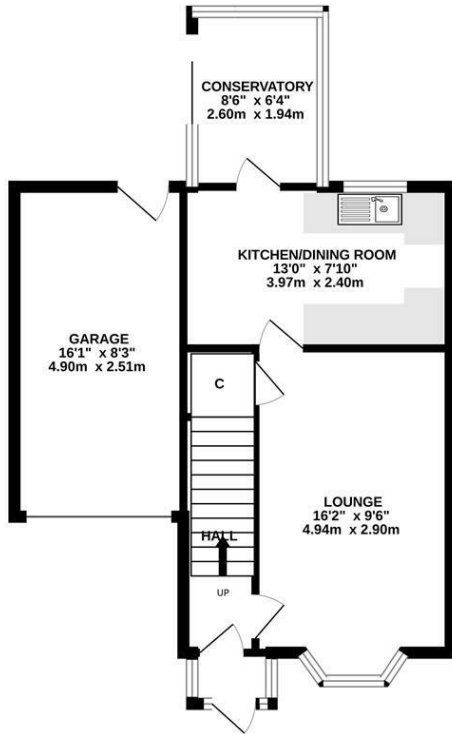


OSCAR JAMES

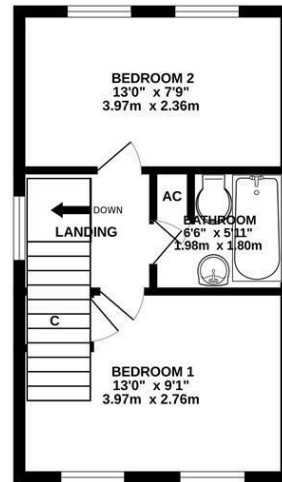
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# FLOOR PLANS

GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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 reception rooms



Fitted kitchen with dining space



Two double bedrooms



Upstairs family bathroom



Front and rear gardens



Single garage and off road parking



## WHAT'S GREAT?

Positioned on a generous corner plot in the sought-after town of Burton Latimer, this well-maintained two-bedroom semi-detached home offers a fantastic opportunity for a range of buyers. With ample driveway parking, a single garage, and scope to extend above the garage (subject to the necessary planning permissions), the property presents excellent potential for future enhancement.

The accommodation is well-proportioned throughout. Upon entering, you are welcomed by an entrance hall leading into a bright and spacious lounge with a front-facing window and feature electric fireplace. To the rear, a fitted kitchen/dining room provides a range of wall and base units, along with space for dining, and opens into a conservatory that enjoys views over the enclosed rear garden.

Upstairs, the property offers two comfortable bedrooms, both of good size, alongside a modern three-piece bathroom suite complete with bath and shower over.

Externally, the rear garden is mainly laid to lawn with patio seating areas and enclosed by timber fencing, providing a private outdoor space. To the front and side, there is off-road parking for multiple vehicles, in addition to a single garage.

Further benefits include uPVC double glazing and gas radiator central heating.

Early viewing is strongly advised to fully appreciate the space, location, and potential this home has to offer.

...expect excellence



# SELLER'S SECRET

This has been a great home for us, we love the location and we were taken with the plot and all of its parking and additional potential to extend.



*Why we like it....*

High interest is anticipated in this desirable home!

*To buy or not to buy....*

## OSCAR JAMES

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