

38 Kingfisher Way
Burton Latimer
NN15 5TE

£365,000 Offers Over



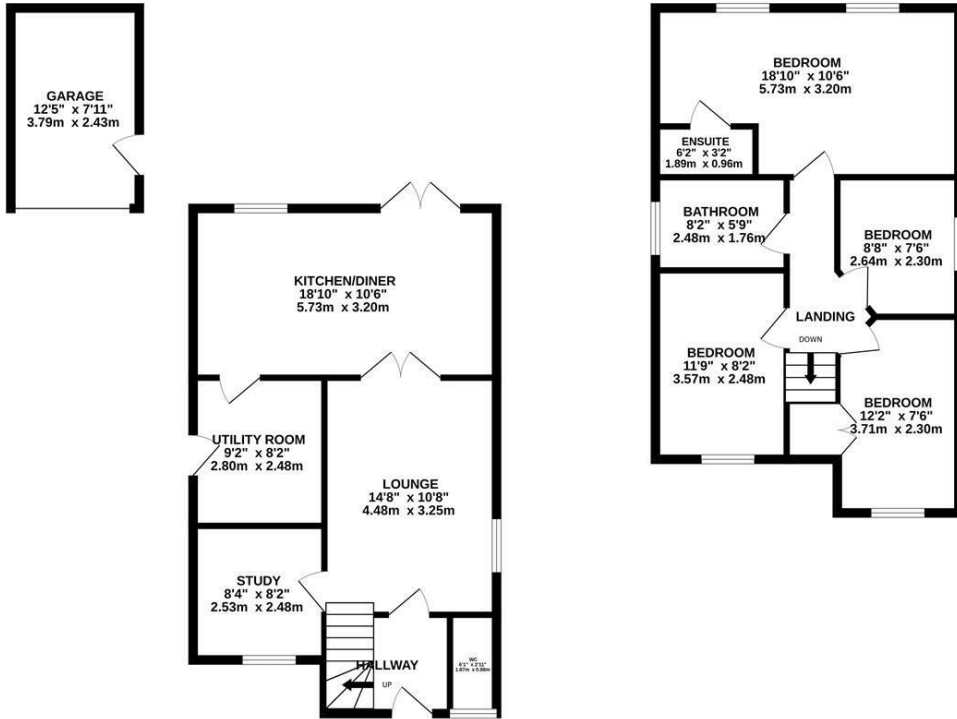
OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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



Kitchen Diner



4 Bedrooms



Ensuite, Bathroom, W/C



Rear Garden



Off-Road Parking & Single Garage



WHAT'S GREAT?

This beautifully four-bedroom detached home, situated in the sought-after town of Burton Latimer, has been thoughtfully extended to create generous living space throughout. Benefitting from a double-storey extension, private gated driveway, off-road parking, and a single garage, this home is ideal for families looking for space and privacy.

On entering, you are welcomed by a bright and inviting hallway. The ground floor offers a spacious lounge with direct access to a study, perfect for working from home. To the rear, the heart of the home is the extended kitchen/diner – a superb open-plan space with French doors leading out to the garden. An oversized utility room and convenient downstairs W/C complete the ground floor.

Upstairs, the master bedroom – part of the extension – is an impressive space filled with natural light, complemented by a modern en-suite shower room. Two further well-proportioned double bedrooms, a comfortable single bedroom, and a nicely presented family bathroom provide excellent accommodation for the whole family.

The rear garden offers a high degree of privacy and is largely laid to lawn with a patio area, creating the perfect blank canvas for new owners to make their own. There is also direct access to the garage.

With its flexible living spaces, private setting, and excellent location, this property is a wonderful opportunity to secure a family home in Burton Latimer.

...expect excellence



SELLER'S SECRET

We will miss living here. The street is quiet, we love Burton Latimer as the town has everything you need. With the extension, it gave us plenty of space. We hope the new owners will be as happy as we have been



Why we like it....

The house is a great size! The extended kitchen/diner is the hub of the home and the space the house offers is brilliant

To buy or not to buy....

OSCAR JAMES

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