

8 Pioneer Avenue
Burton Latimer
NN15 5LH

£210,000



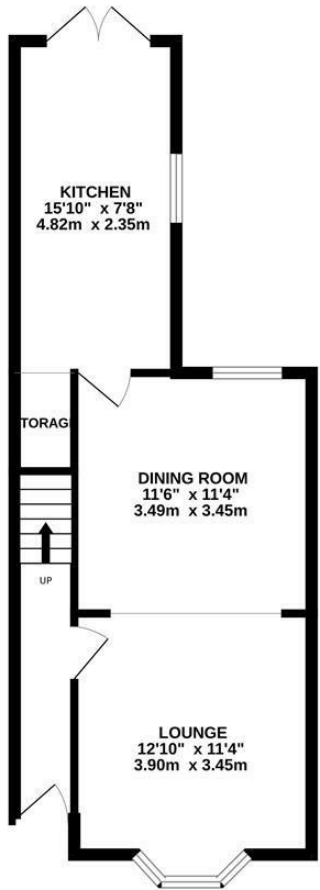
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FLOOR PLANS

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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...



Open planned lounge diner



Modern galley kitchen



2 generous size double bedrooms



Stylish 4-piece family bathroom



Highly private rear garden



On road parking



WHAT'S GREAT?

Situated in the heart of Burton Latimer and within easy walking distance of a range of local amenities, this beautifully presented two-bedroom mid-terrace home offers stylish and spacious accommodation throughout.

Upon entering, you are welcomed by an entrance hall leading into a superb open-plan lounge/dining room. Filled with natural light, this generous living space is perfect for both everyday family life and entertaining guests. To the rear, the refurbished galley kitchen has been thoughtfully designed to maximise space and functionality, with patio doors opening directly onto the private rear garden.

The first floor boasts a stunning principal bedroom featuring attractive wall panelling and characterful exposed brickwork, creating a stylish and

contemporary feel. A generously sized second bedroom provides excellent versatility, while the impressive four-piece family bathroom has been finished to a high modern standard, complete with a freestanding bath and separate double shower enclosure.

Externally, the rear garden offers a high degree of privacy and is ideal for outdoor enjoyment, featuring a patio seating area and a lawned garden, perfect for relaxing or entertaining during the warmer months.

Presented in fantastic condition throughout, this charming bay-fronted home seamlessly blends character features with modern finishes and is ideally positioned close to shops, schools and local amenities.

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SELLER'S SECRET

We've loved living here because everything is within walking distance, from local shops and cafés to schools and parks. The open-plan living space has been perfect for entertaining family and friends, while the private garden is a real sun trap and a wonderful place to relax



Why we like it....

This is a fantastic example of a Victorian terrace that seamlessly combines character and contemporary living. The property is beautifully presented throughout, with a stunning open-plan reception space, a modern four-piece bathroom, and two generous bedrooms

To buy or not to buy....

OSCAR JAMES

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