

71 Church Street
Burton Latimer
NN15 5LU

£575,000

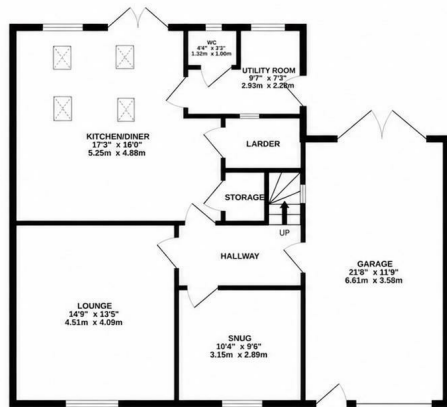


OSCAR JAMES

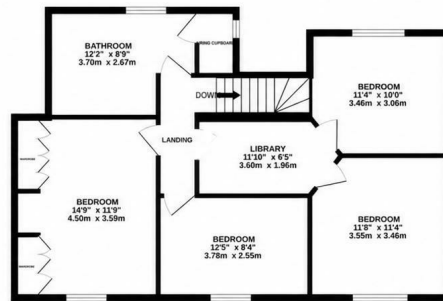
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FLOOR PLANS

GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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.
Made more recently 2022/4.



AT A GLANCE...



Two reception rooms



Open plan kitchen/diner and utility room



Four generously sized bedrooms



Ground floor WC and four piece family bathroom



Walled rear garden with summer house



On street parking and garage



WHAT'S GREAT?

Set within a conservation area in the heart of Burton Latimer, Oscar James Estate Agents are delighted to showcase this exceptional stone-built home dating back to the 1840s. This character-filled home is ideally positioned just moments from the wide range of amenities and attractions this thriving market town has to offer.

Stepping inside, the ground floor offers a welcoming entrance hall leading to a charming lounge featuring solid oak flooring and an impressive fireplace as its focal point. A separate dining room/snug provides additional versatile living space and also enjoys the character of a beautiful feature fireplace. The kitchen/diner is the heart of the home and is equipped with premium appliances, including a NEFF built-in double oven, NEFF induction hob, and a downdraft extractor. Velux windows and French doors flood the space with natural light and provide direct access to the garden. Completing the ground floor is a generously sized pantry, along with a fully fitted utility room and convenient cloakroom.

The first floor offers an abundance of space, with all bedrooms being comfortably

proportioned and capable of accommodating double beds. The principal bedroom benefits from bespoke fitted furniture and a striking fireplace. A previous extension has created an additional area currently used as a library and reading nook & provides access to the two bedrooms at the end of the property. The family bathroom is equally spacious and features an elegant roll-top bath alongside a separate freestanding shower.

Externally, the property enjoys a wonderfully private enclosed rear garden surrounded by attractive walls. Beautifully landscaped and thoughtfully maintained, the garden features mature trees and shrubs, a patio seating area, and a manicured lawn. There is also a fully converted summer house, a storage shed, and access to both the driveway and carport.

Homes of this calibre rarely become available. An internal viewing is highly recommended!

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SELLER'S SECRET

We have thoroughly enjoyed our time here and our hearts were stolen with the kitchen /breakfast room where we spend hours gathered together as a family here!



Why we like it....

A beautiful home, immaculately presented throughout. The house itself is like a Tardis, it really does just keep on giving!

OSCAR JAMES

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To buy or not to buy....
