

Duck Cottage, 67 Church Street  
Burton Latimer  
Northamptonshire  
NN15 5LU

£245,000

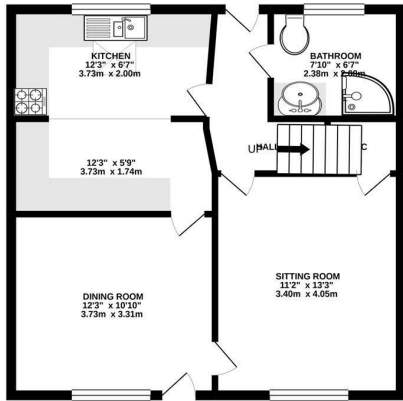


OSCAR JAMES

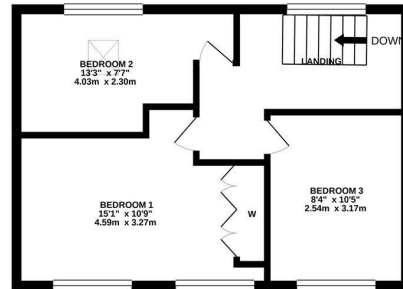
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# FLOOR PLANS

GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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...



Lounge and dining room



Kitchen



Three bedrooms



Family bathroom



Private rear garden





## WHAT'S GREAT?

Oscar James are thrilled to be instructed to market this idyllic three bed roomed stone built cottage, which is dripping in character and history. presented family bathroom.

Situated in Burton Latimer, walking distance to all the local amenities and fabulous restaurants, this 18th century cottage has been meticulously cared for by its current owners and is presented to the market in immaculate condition.

Set over two floors, and with well proportioned rooms and a wealth of beams, the downstairs space comprises; beautifully presented lounge with a stunning open fireplace, great sized dining room leading to a fully equipped kitchen with views out to the garden, and the immaculately

Upstairs are three good sized bedrooms, two doubles and a generous single, which could also be a very accommodating as a home office, with the master bedroom benefitting from fitted wardrobes and a dual aspect.

Outside is an extremely private and low maintenance rear garden, that has access at the rear leading to Church View.

This really is a charming property that is magnificently presented, and must be viewed to be appreciated, call Oscar James today to arrange yours.

...expect excellence



# SELLER'S SECRET

We have loved this cottage as its full of history, and in a great location in Burton Latimer, you can walk into town with ease and we have fantastic neighbours who we will miss when we move.



## Why we like it....

This is a stunning property, its ready to move straight into, in a lovely location by the church, with the Old Victoria within stumbling distance, what more could you want!

To buy or not to buy....

# OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB  
01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

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