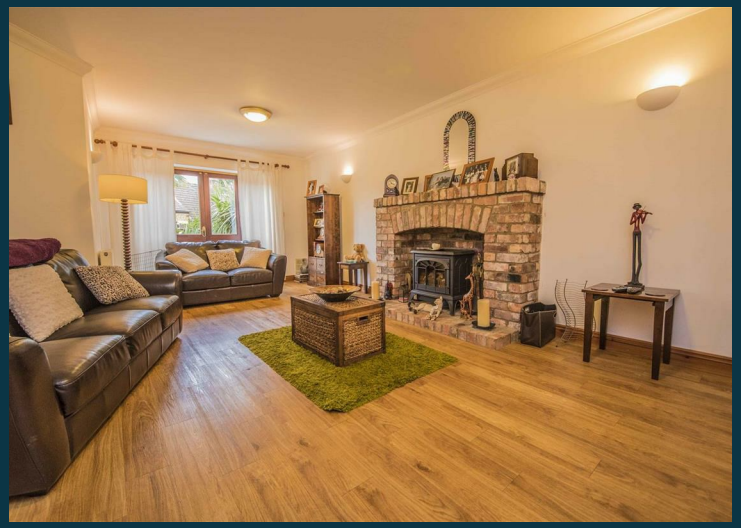
15 Oathill Rise
Burton Latimer
Northamptonshire
NN15 5YP

£435,000



OSCAR JAMES

...expect excellence

WHAT'S GREAT?

This fantastic four double bedroom, executive family home is located in the popular town of Burton Latimer and within a touching distance of its array of local facilities.

The property occupies a superb and most enviable plot in a peaceful, quiet and exclusive cul-de-sac.

Entrance is via a wide, double height hallway which flows beautifully on to the downstairs accommodation which has a layout perfect for modern living.

The space and size is instantly apparent throughout with family room, living room, large and well-equipped kitchen with utility room, WC and separate dining room on the ground floor.

An open staircase and beautiful galleried landing lead on to the first floor where there are four exceptionally generous bedrooms with en-suite to master and a large family bathroom.

Outside there is an attractive, enclosed and recently re-landscaped rear garden which retains an excellent degree of privacy. To the front, expect to find a double garage and large driveway with access via an attractive frontage.

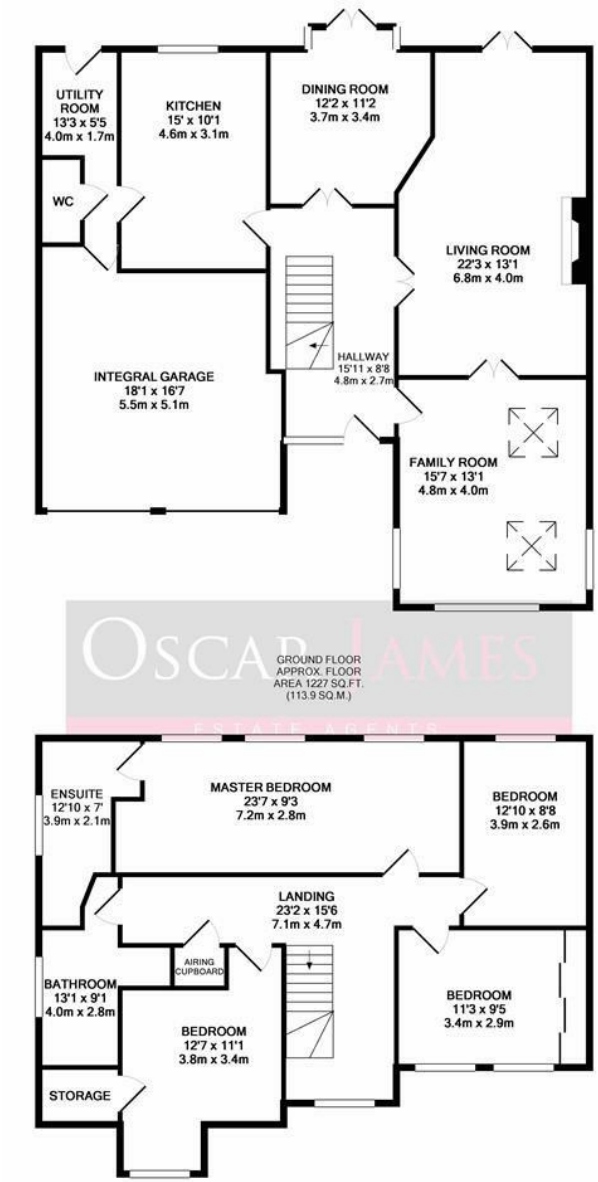
The property has been extremely well maintained by the current owners and also offers an enormous amount of scope and potential.

We would highly recommend a personal viewing which will enable any prospective new owner to see what a fantastic property this is.

To book yours please call Oscar James on 01536 722 222.

...expect excellence

Floor Plan



OSCAR JAMES
ESTATE AGENTS

GROUND FLOOR
APPROX. FLOOR
AREA 1227 SQ.FT.
(113.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 935 SQ.FT.
(86.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2161 SQ.FT. (200.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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...

- Superb family room and separate living room.
- Spacious, well-equipped kitchen.
- Four double bedrooms.
- En-suite to master and separate family bathroom.
- Attractive and re-landscaped rear garden.
- Double garage and large driveway with space for a number of vehicles.

SELLER'S SECRET

This has been a wonderful home and we'll be really sad to leave. It has been a real pleasure living here and believe this a fantastic family home.

Our only reason for moving is to downsize as it's just too big for just the two of us since our grown up children have moved on, we just want something a bit smaller.

The location is fantastic, it's so quiet whilst being so close to town which is only a short walk away.

Why we like it....

This is a superb family home in an excellent location, particularly being so close to the town centre.

We love the flow and layout which is perfect for modern living with some great space to live in.

There is in our opinion some excellent scope for further enhancing what is already a lovely home.

A viewing is highly recommended to appreciate this wonderful property.

To buy or not to buy....

OSCAR JAMES

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