

26 Norlinton Close  
Orlingbury  
Northamptonshire  
NN14 1FD

£425,000



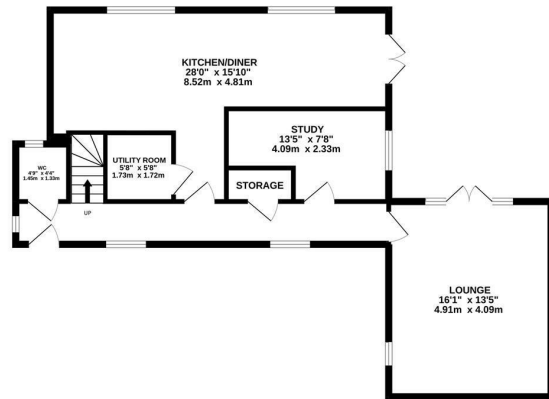
OSCAR JAMES

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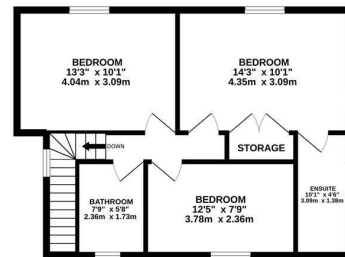


# FLOOR PLANS

GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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...



Two reception rooms



Traditional kitchen/diner/family room with patio doors to the rear



Three generously sized bedrooms



Ground floor WC, family bathroom upstairs and ensuite to master



Low maintenance rear garden



Driveway for two vehicles





## WHAT'S GREAT?

A stunning stone built, three bedrooomed DETACHED property located in the picturesque village of Orllngbury. This gorgeous home is built by highly reputable builders Grace Homes and its quality and style is soon realised upon entering.

Orllngbury is a highly sought after village and is surrounded by rolling countryside but also close to neighbouring towns and their train stations that have direct routes to London. In addition to this the village is close to useful commuter links including the A14, A6 and M1. Orllngbury is full of character and there is a real sense of community especially with the newly renovated pub and café!

Upon entering the property the downstairs space comprises: entrance hall, cloakroom, kitchen/diner/family room with integrated appliances and French doors out to the garden. A utility room, study/second reception room and a large lounge with feature fireplace and another set of French doors out to the garden. The

lounge is dual aspect making the reception light, airy and inviting.

Upstairs the rooms are all double in size, with the master benefitting from an en-suite shower room and built in wardrobes. The family bathroom has a shower over the bath and is tiled throughout.

Outside the garden benefits from being south facing and is laid to lawn with a patio area too perfect for entertaining. There is side access to the front of the property leading to the driveway.

This gorgeous home is a 10 out of 10 and is in an amazing location - call Oscar James today to make your internal viewing arrangements!

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# SELLER'S SECRET

We bought this property off plan 18 years ago and had the the trusses done to enable for a potential loft conversion in the future. The cul-de-sac is so lovely and quiet and the local pub and Wythmails are great additions to the village. The walks around the area are also amazing!



## Why we like it....

A stunning and top quality home located in the wonderful village of Orlingbury. We love the design and layout of this home and particularly love that it's tucked away in a quiet close.

# OSCAR JAMES

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To buy or not to buy....

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