

5 Lydden Close  
Burton Latimer  
Kettering  
NN15 5WR

£415,000



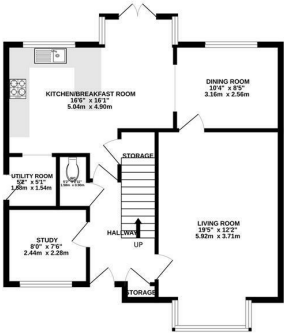
OSCAR JAMES

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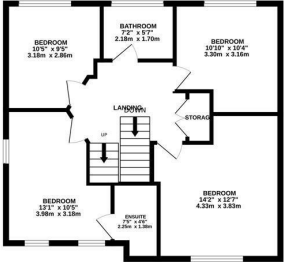


# FLOOR PLANS

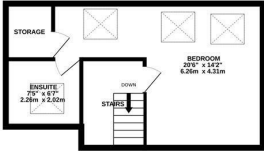
GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



2ND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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 & Study



Kitchen/Diner/Family Room



5 Bedrooms



Family Bathroom, 2 Ensuities,  
Downstairs W/C



Landscaped Rear Garden



Off-Road Parking & Single Garage





## WHAT'S GREAT?

Presented to the market is this exceptional five-bedroom detached family home, ideally situated within a quiet cul-de-sac in the highly sought-after area of Burton Latimer. Constructed by Barratt Homes to their renowned Cambridge design, this property boasts an outstanding and well-proportioned layout, ideal for modern family living.

The property benefits from private driveway and detached single garage.

Upon entering, one is greeted by a spacious and inviting entrance hall, which provides access to a formal lounge, a study, a cloakroom, and a generously sized kitchen/dining/family room. The kitchen area is particularly noteworthy, offering an ideal space for both entertaining and daily family life, with an adjoining utility room for added convenience.

The first floor features four well-appointed bedrooms, with the master bedroom benefitting from an en suite shower room. A stylish family bathroom serves the remaining bedrooms.

The loft space has been thoughtfully converted by the current owners into a fifth bedroom, complete with a large en suite bathroom, further enhancing the appeal of the property.

Externally, the garden is of a manageable size and features a paved seating area, bordered planters, and a decked area, offering a private and tranquil space for outdoor enjoyment.

The property is presented in fantastic condition throughout and benefits from a number of thoughtful enhancements.

To arrange a viewing of this superb property, please contact Oscar James on 01536 722222.

...expect excellence





# SELLER'S SECRET

This has been a great home for our family and we especially love the position of our house, the cul de sac is nicely tucked away and therefore we don't have too much passing traffic which is nice.



## Why we like it....

An excellent property, sure to be sold, Burton Latimer continues to be popular with its popular High Street with independent shops and restaurants it makes for a lovely place live.

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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