20 Wold Road
Burton Latimer
Northamptonshire
NN15 5PN

£1,050,000

OSCAR JAMES

...expect excellence

WHAT'S GREAT?

An incredibly exciting opportunity to purchase this beautifully presented, five double bedroom home which has been recently extended and offers spacious accommodation over three floors including an amazing home cinema room and games room.

The property is situated along a private road which is home to just 4 similar houses. Accessed via electric gates with secure intercom system, the close has a real sense of community.

Entering the property itself via its double doors into the spacious entrance hallway with newly fitted staircase, Porcelanosa tiled floor and doors leading off to the lounge, study, WC, and double doors leading into the kitchen family room.

The lounge boasts a wood burning fire, French doors off to the rear garden and underfloor heating - as with all of the ground floor.

The kitchen family room is the hub of the household with large dining area, kitchen with a range of integrated appliances and granite work surfaces and lounge area with French doors leading off to the garden. There is also a useful utility room with courtesy door leading into the garage.

On the first floor expect to find five double bedrooms and family bathroom, the master bedroom being of a wonderful size with walk in dressing room and recently refitted ensuite bathroom.

Bedroom 2 also enjoys an ensuite shower room.

On the second floor is where the fun begins with a brand-new cinema room which promises to WOW, having a state-of-the-art home cinema professionally installed. There's even air conditioning!

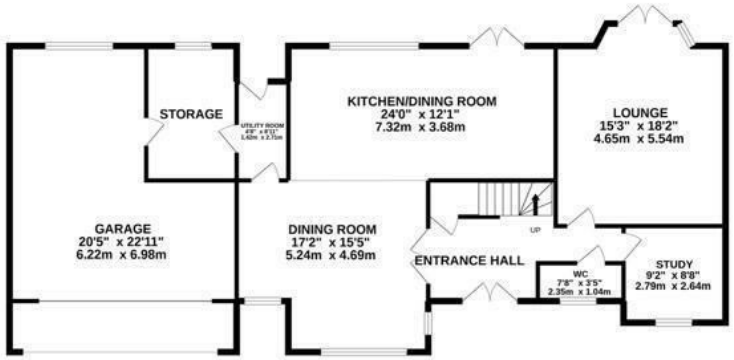
Also, on the second floor there is a games room which hosts a luxury Italian handmade pool table (available by negotiation) along with kitchen / bar area which has 2 fridges, a freezer (for ice cream for the cinema) dishwasher and even an instant hot water tap! There is also air conditioning to this room.

The rear garden was professionally landscaped in 2020 with superb outdoor kitchen with mains gas BBQ, pizza oven, sink with hot & cold water and fridge.

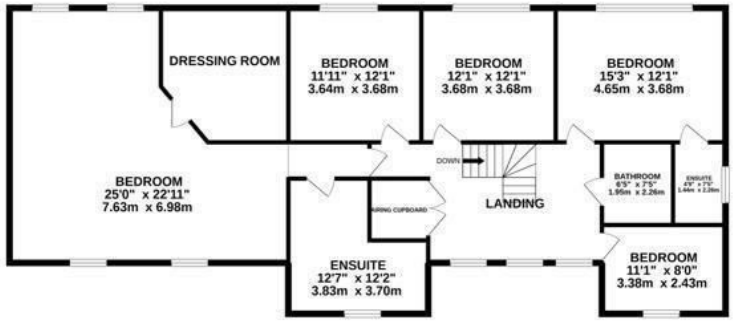
Must view!

Floor Plan

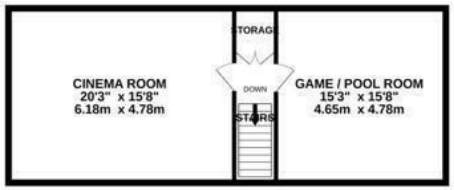
GROUND FLOOR
1641 sq.ft. (152.5 sq.m.) approx.



1ST FLOOR
1580 sq.ft. (146.8 sq.m.) approx.



2ND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 3837 sq.ft. (356.4 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, cinema room, games room, study
- Kitchen/diner/family room & utility room
- Five bedrooms
- Family bathroom, two en-suites, downstairs cloakroom
- Gorgeous garden with outdoor kitchen
- Double garage and driveway

SELLER'S SECRET

We bought the house when it was newly built in 2012. It has been an incredible family home and we have thoroughly enjoyed living here. The close is fantastic with excellent neighbours and it's just a short walk into the heart of Burton which offers an amazing pub, plenty of excellent restaurants, shops and coffee shops.

Why we like it....

Agents Note- This property is owned by one of the directors of Oscar James.

To buy or not to buy....

OSCAR JAMES

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