

15 Whitney Road  
Burton Latimer  
NN15 5SL

£240,000

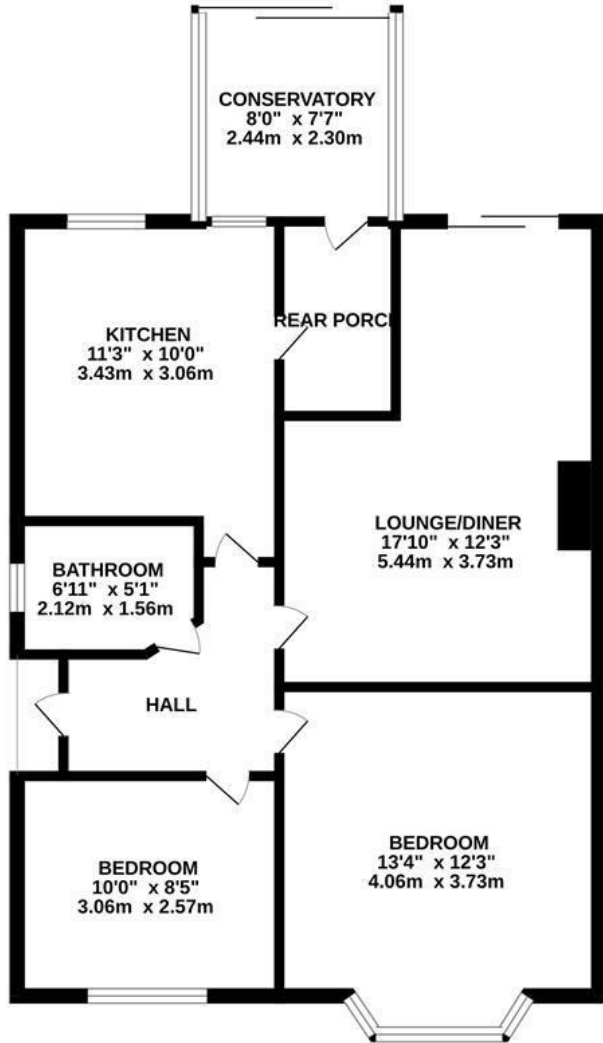


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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 receptions



Refitted kitchen/breakfast room



Two double bedrooms



Modern bathroom



Sunny rear landscaped garden



Off road parking for two vehicles



## WHAT'S GREAT?

A well-presented and thoughtfully updated bungalow offering a fantastic balance of living space, comfort, and practicality, just a short distance away from Burton Latimers High Street.

The property features two versatile reception areas, providing flexible space for both relaxing and entertaining. At the heart of the home is a refitted kitchen/breakfast room, designed with modern living in mind and offering a functional yet stylish environment for everyday use with plenty of storage, space for white good and a handy utility space independent of the kitchen.

The lounge/diner boasts a feature fireplace and enjoys patio doors out to the rear garden, this in turn floods this space with natural light! A conservatory to the rear creates another space to soak in the outlook of the beautiful garden.

Further to this you'll find two generous double bedrooms, each offering ample space alongside a contemporary bathroom finished to a modern standard.

Externally, the home continues to impress with a sunny, landscaped rear garden—perfect for outdoor dining or unwinding in warmer months. To the front, off-road parking for two vehicles adds further convenience.

Situated in a popular location, this property is turn-key ready, making it a superb opportunity not to be missed.

...expect excellence



# SELLER'S SECRET

This has been a beautiful home for me. However, I am now looking to be closer to my family which is the reason for my move. I hope the new owner gets as much enjoyment out of the garden as I have!



*Why we like it....*

A fantastic bungalow, offered to the market in great condition throughout! Be quick, we anticipate high levels of interest!

# OSCAR JAMES

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*To buy or not to buy....*

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