

36 Kingfisher Way
Burton Latimer
NN15 5TE

OIEO £415,000

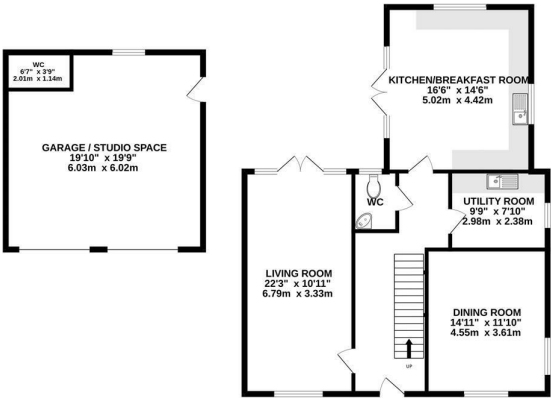


OSCAR JAMES

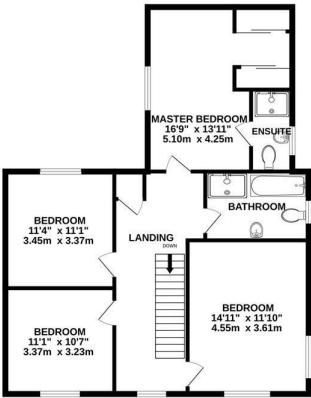
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FLOOR PLANS

GROUND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA: 2224 sq.ft. (206.6 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...



Large, Dual Aspect Lounge



Kitchen Diner with Integrated Appliances



4 Double Bedrooms



4- Piece Family Bathroom, Ensuite to Master & W/C



Enclosed Rear Garden



Off-Road Parking for Multiple Vehicles & Double Detached Garage



WHAT'S GREAT?

Situated in the highly popular town of Burton Latimer, this simply stunning four-bedroom detached home offers spacious accommodation perfect for modern family living.

Burton Latimer boasts superb commuter links, excellent schooling, and a fantastic selection of local amenities, including a variety of highly regarded eateries.

Upon entering, you are greeted by a welcoming entrance hall, leading to a large dual-aspect lounge that floods the space with natural light. A versatile second reception room provides flexibility for a home office, playroom, or snug. The expansive kitchen/dining room is the heart of the home, offering an ideal space for entertaining, complemented by a separate utility room and a ground floor WC.

Upstairs, you will find four generously sized double bedrooms and a modern family bathroom. The master suite benefits from its own private ensuite and built in wardrobes, adding a touch of luxury to this fantastic home.

Externally, the property boasts an enclosed rear garden, a private driveway, providing ample parking and storage. The double garage has been clearly converted into a home office/studio, has the added benefit of a w/c. The garage doors are still in situ so can easily be converted back.

This exceptional family home offers the perfect blend of style, space, and location. Viewing is highly recommended! Please call Oscar James TODAY!

NB ** This property is on a peppercorn lease, please ask agents for further information. **

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SELLER'S SECRET

I have been extremely happy here, I love taking advantage of the dog walks close by too!



Why we like it....

The home is incredibly well proportioned and we think this would be ideal for a family. The garage conversion is ideal for anyone looking for a work from home space.

OSCAR JAMES

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To buy or not to buy....
