

11 Walden Road  
Burton Latimer  
NN15 5XP

50% Share. £120,000

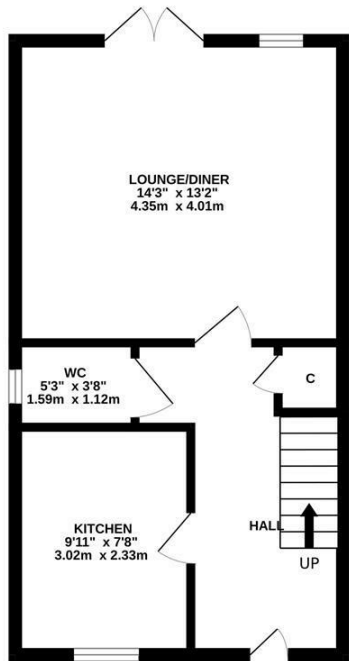


OSCAR JAMES

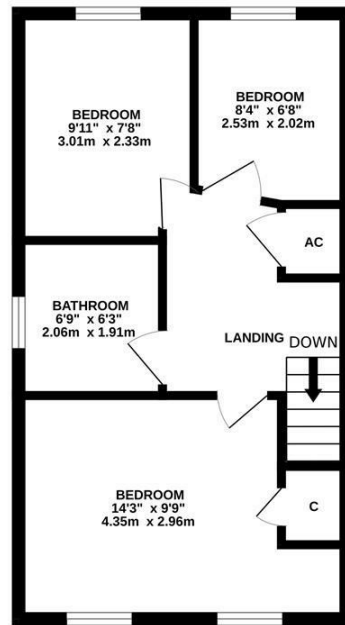
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# FLOOR PLANS

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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...



Large Lounge Diner



Kitchen with Space for Freestanding Appliances



3 Bedrooms



Family Bathroom & W/C



South-West Facing Rear Garden



Off-Road Parking



# WHAT'S GREAT?

\*\* 50% Shared Ownership \*\*

RENT: £230.53pcm

SERVICE CHARGE: £36.93pcm

Situated in the sought-after town of Burton Latimer, this fantastic 50% shared ownership three-bedroom home is presented in excellent condition throughout and offers spacious, modern living ideal for first-time buyers or growing families. Benefiting from off-road parking and south-west facing garden, this property is ready to move straight into.

The accommodation begins with an inviting entrance hallway leading through to a generous lounge diner, flooded with natural light from the patio doors opening onto the rear garden. The well-proportioned kitchen offers a range of base and eye-level units with ample worktop space and room for freestanding appliances. A convenient ground floor W/C completes the downstairs accommodation.

Upstairs, the property offers three well-sized bedrooms along with a modern family bathroom.

Externally, the rear garden enjoys a desirable south-west facing aspect and features an extended slabbed patio area, perfect for outdoor entertaining, with the remainder laid to lawn.

...expect excellence



# SELLER'S SECRET



*Why we like it....*

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

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## OSCAR JAMES

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