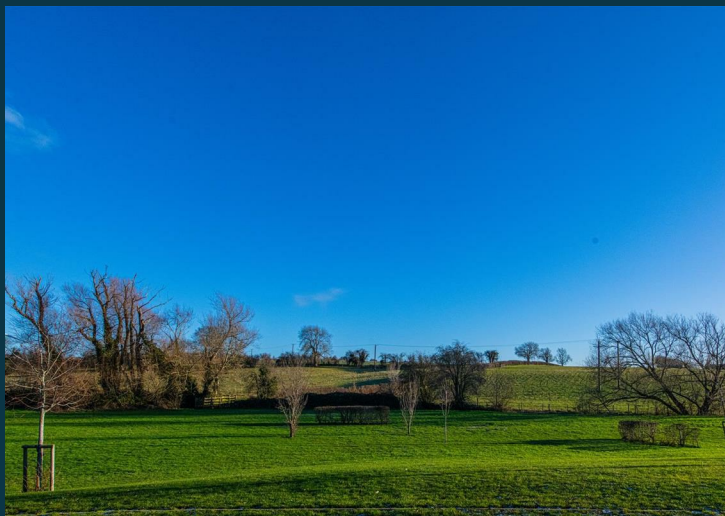


47 Austin Rise  
Burton Latimer  
Kettering  
NN15 5ZD

£180,000 (Fixed Price)



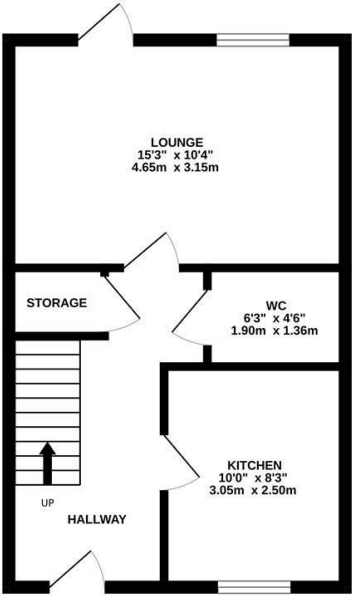
OSCAR JAMES

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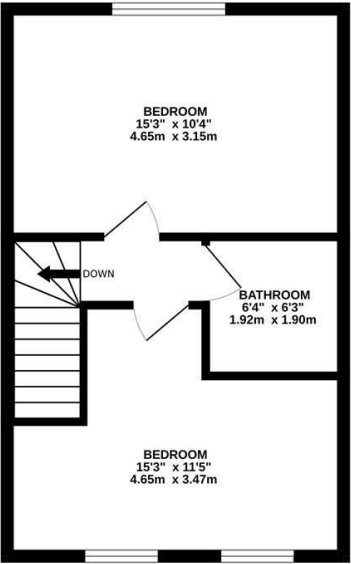


# FLOOR PLANS

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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 Diner



Kitchen with Integrated Appliances



2 Double Bedrooms



Family Bathroom & W/C



Rear Garden with Slabbed Seating Area



Off-Road Parking for 1 Vehicle





# WHAT'S GREAT?

**\*\* SHARED OWNERSHIP - 80% SHARE \*\***

Situated in the town of Burton Latimer in a cul-de-sac location is this two bedroom SHARED OWNERSHIP home which is offered to the market with NO ONWARD CHAIN!

The property offers an inviting and practical living space. With the added convenience of off-road parking, this home is perfect for first-time buyers, small families, or anyone seeking a comfortable and accessible place to call their own.

The open-plan lounge diner serves as the central hub of this lovely home, providing a versatile and welcoming space for both relaxation and entertainment. A convenient downstairs W/C adds a touch of practicality to daily living. The kitchen room is a delightful space located to the front of the property and enjoys plenty of natural light,

Upstairs you will find two spacious double bedrooms, each offering a peaceful retreat at the

end of the day and family bathroom, which is well-appointed and features modern fixtures.

This home presents a wonderful opportunity. Its welcoming living spaces, practical layout, and accessible location make it a fantastic choice for those seeking their first home or downsizing without compromising on comfort.

The rent on the remaining 20% is £1 per annum making this an affordable place to call home.

Ground rent is £29.29 per month.

Be quick, as shared ownership properties in Burton Latimer are few and far between and always sell incredibly quickly.

Contact Oscar James to arrange your viewing today!

...expect excellence





# SELLER'S SECRET

This has been a great home for us. We have loved it here and love being so close to schools and amenities, we're sure the new owner will be just as happy here as we have been!



## Why we like it....

This a rare chance to secure a shared ownership home in such a sought after location. If you're interested act fast as this property will be in high demand!

# OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB  
01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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