

44 Slipton Road  
Burton Latimer  
NN15 5TZ

£425,000

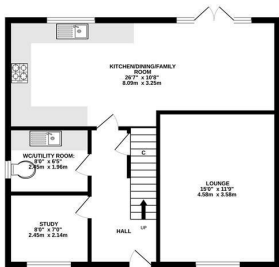


OSCAR JAMES

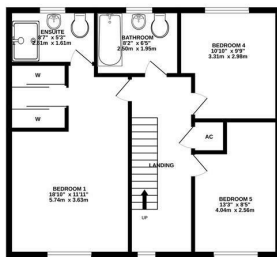
...expect excellence

# FLOOR PLANS

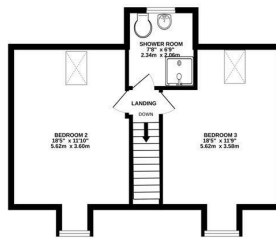
GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 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 living room and homeoffice/playroom



Modern fitted kitchen diner with built in appliances



Five bedrooms, the master enjoys ensuite shower room facilities and two have built in wardrobes



Ground floor WC/utility, ensuite to master, family bathroom and second floor shower room



Enclosed sunny rear garden



Single garage with power and lighting and a further drive way for several additional vehicles



## WHAT'S GREAT?

An exceptional family home situated in a highly sought-after cul-de-sac location in Burton Latimer. This spacious property spans three storeys and offers flexible living accommodation, in addition to FIVE DOUBLE BEDROOMS!

Downstairs expect to find a welcoming entrance hall with tiled flooring providing access to all of the ground floor accommodation to include a large living room, flooded with natural light and over looking the front aspect. Further to this is also a useful playroom/home office and spacious kitchen/dining room, with base and eye level units, a host of built in appliances and patio doors leading to the rear garden. Lastly, under stairs storage and a WC/ utility room complete the downstairs.

To the first floor you'll find the family bathroom, three double bedrooms, two of which have built in wardrobes and one being the generous master, which also boasts ensuite shower room facilities.

On the second storey, there is another shower room and two more DOUBLE bedrooms each with Velux windows.

Beautifully presented throughout, the property benefits from double glazing, gas central heating, two driveways and a single garage which boast power and lighting. The private rear garden features a covered patio and a separate feature patio—ideal for outdoor entertaining. The garden is mature and fully enclosed with gated access to the front.

Conveniently located close to schools, shops, bus routes, open countryside, and the A14, with easy road links to the M1 and M6. Kettering Station offers a direct mainline rail connection to London St Pancras. Burton Latimer is a thriving town offering a range of amenities including restaurants, pubs, and local amenities.

Call sole selling agency Oscar James to arrange your viewing appointment!

...expect excellence



# SELLER'S SECRET

This has been a great home for me and I love being wrapped in the nook of the cul-de-sac. I spend a lot of time in my garden and hope the new owner has as many happy memories here as I have had.



## Why we like it....

A substantial family home set in a prime spot in the cul-de-sac. Offered to the market in turn key condition we expect high interest, please call today to avoid missing out!

To buy or not to buy....

# OSCAR JAMES

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