

3 Finedon Close  
Burton Latimer  
NN15 5FH

£375,000 (offers over)



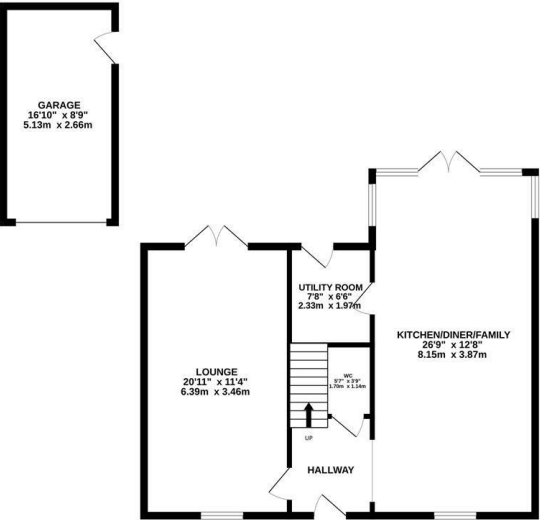
OSCAR JAMES

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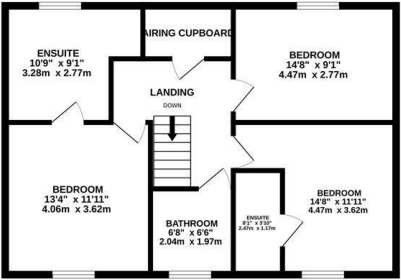


# FLOOR PLANS

GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1499 sq.ft. (139.2 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...



Dual Aspect Lounge



Kitchen, Diner, Family Room with Integrated Appliances



3 Double Bedrooms



Ensuite Facilities to Master Bedroom & Second Bedroom. Family Bathroom & Downstairs



Private, Low Maintenance garden



Off-Road Parking & Single Garage





## WHAT'S GREAT?

Situated on a small and exclusive development of only four properties, this beautifully presented three-bedroom detached home offers spacious and versatile living, having been thoughtfully upgraded and reconfigured by the current owner.

Upon entering, you are greeted by a welcoming entrance hall which provides access to all ground floor rooms. The impressive kitchen/dining/family room spans the full depth of the property and enjoys a dual-aspect outlook, flooding the space with natural light. This versatile room offers ample space for a dining table, a cosy seating area, and a modern fitted kitchen with integrated appliances. French doors open directly onto the rear garden, while a separate utility room adds further practicality.

The dual-aspect living room is equally spacious, stretching from front to back, and features a log burner as well as French doors leading to the garden – the perfect space for relaxing or entertaining. A well-appointed W/C completes the ground floor.

Upstairs, you will find three generous double bedrooms. The master bedroom was previously two rooms and has now been converted into a stunning, double bedroom complete with its own oversized en-suite shower room. The second bedroom, originally the master, is also a fantastic size and benefits from its own en-suite. The third double bedroom is equally well-proportioned, making it ideal for guests or family members. A family bathroom completes the top floor.

Externally, the rear garden offers a high degree of privacy and is beautifully landscaped with a slabbed walkway, a decked seating area, and a lawn. There is also gated side access and a pedestrian door leading directly into the single garage. The property further benefits from off-road parking.

This home offers the footprint and proportions of a four-bedroom property, yet has been adapted to create an exceptional three-bedroom home with generous living spaces throughout – ideal for families or those who love to entertain.

...expect excellence



# SELLER'S SECRET

I have loved living here! It is a peaceful spot but perfectly located for all that Burton Latimer has to offer



## Why we like it....

Sits on a lovely, private development. The owner has renovated and re-configured the property. The one thing this property is not lacking is SPACE!

# OSCAR JAMES

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To buy or not to buy....

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