



7 Virginia Crescent,  
Burton Latimer, NN15 5GB

OSCAR JAMES

ESTATE AGENTS

Offers Over £250,000



# The Property in Brief...

*Oscar James are proud to present this beautifully maintained three bedroom home, ideally situated near the heart of Burton Latimer on Virginia Crescent.*

*Step inside to find a welcoming and spacious entrance hall, providing access to a stylish and well-appointed kitchen complete with plenty of base and eye level units, integrated appliances and plenty of natural light. A generous lounge/diner with French doors opening onto the rear garden, and a convenient ground floor WC.*

*Upstairs, the home features two generously sized double bedrooms, including fitted wardrobes in the master, a well-proportioned single bedroom and a modern family bathroom with a shower over the bath and tiles to the wet areas.*

*Externally, the property boasts a front driveway with space for two vehicles side by side. The rear garden is beautifully landscaped, offering a high level of privacy and low maintenance, complete with a superb patio area, ideal for dining, and raised garden area ideal for outdoor entertaining or further flower beds.*

*Immaculately cared for by its current owner, this property is offered in pristine, "turn-key" condition throughout.*

*Just a short walk from the High Street, there is easy access to a fantastic selection of local amenities, reputable schools, and excellent transport links.*

*Don't miss the opportunity to view this exceptional home. Contact Oscar James today to arrange your viewing appointment.*



# Dimensions

Lounge/Diner

14'5" x 15'4" (4.39 x 4.67)

Kitchen

7'4" x 10'2" (2.24 x 3.10)

WC

3'1" x 5'9" (0.94 x 1.75)

Bedroom 1

12'3" x 8'4" (3.73 x 2.54)

Bedroom 2

8'1" x 10'6" (2.46 x 3.20)

Bedroom 3

6'3" x 9'7" (1.91 x 2.92)

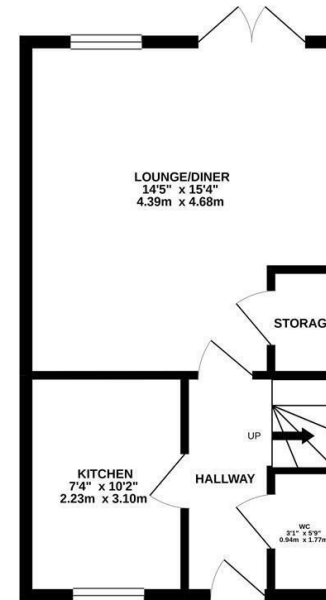
Bathroom

8'1" x 6'1" (2.46 x 1.85)

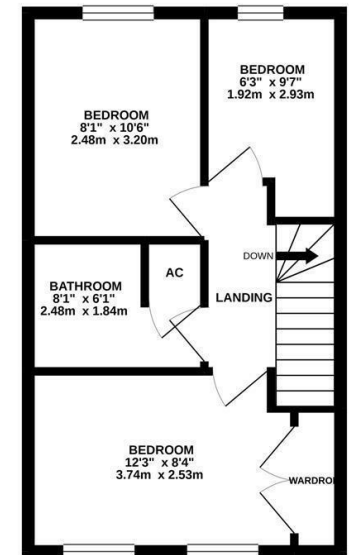
## What our vendors say...

*We love our home and take great pride in it. We adore how private the garden is and how close we are to the Pocket Park, you can also easily walk into the centre of Burton Latimer.*

GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



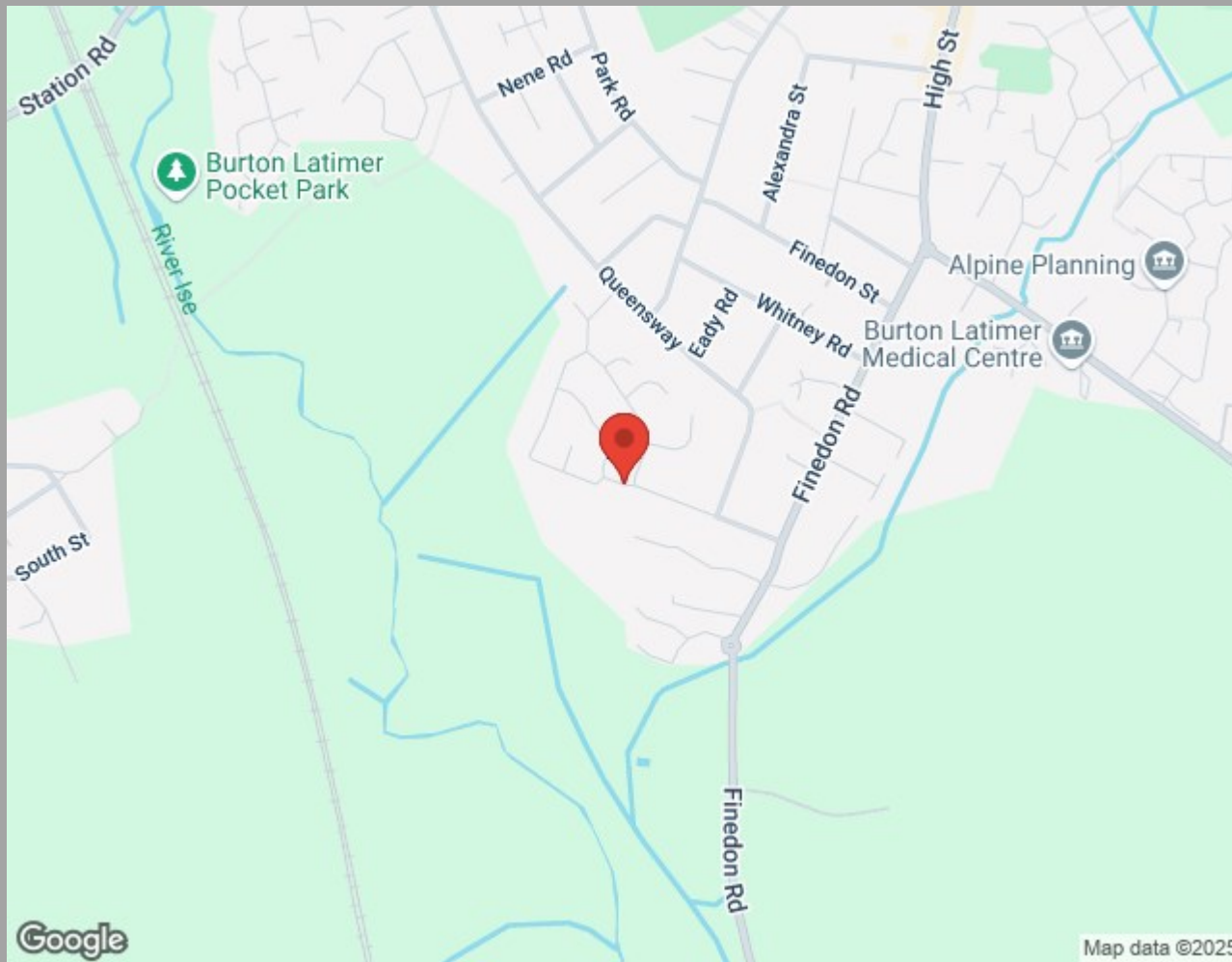
1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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