

60 Groome Street  
Burton Latimer  
NN15 5ZB

£260,000

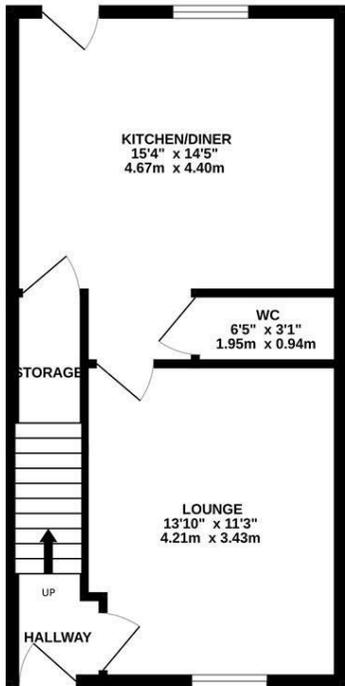


OSCAR JAMES

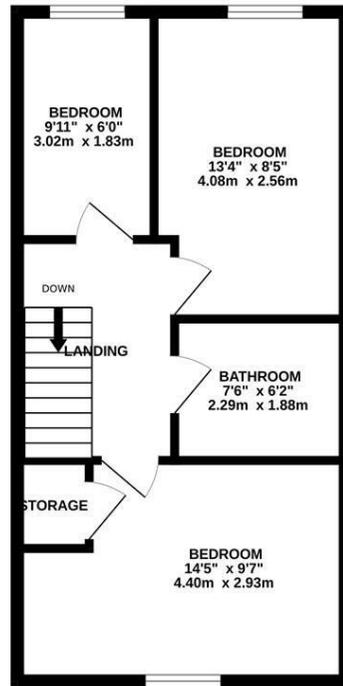
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# FLOOR PLANS

GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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...



Good Size Lounge



Kitchen Dining Room



3 Bedrooms



Family Bathroom & Ground Floor W/C



Private Garden



Off Road Parking



## WHAT'S GREAT?

Situated on the highly sought-after Grace Homes development in Burton Latimer, this beautifully presented three-bedroom semi-detached home offers a fantastic blend of modern comfort, energy efficiency, and generous living space—ideal for families or professionals alike.

The property benefits from off-road parking for multiple vehicles and has been thoughtfully upgraded by the current owners to include owned solar panels with battery storage, providing excellent energy savings and long-term sustainability.

Step inside and you're welcomed by a bright hallway that leads to a spacious lounge, perfect for relaxing or entertaining. To the rear, the large kitchen/diner boasts ample worktop space, room for freestanding appliances, and direct access to the rear garden—making it a great social hub for everyday living. A convenient downstairs W/C completes the ground floor.

Upstairs, the home offers three well-proportioned bedrooms, all with plenty of natural light, along with a modern family bathroom.

The rear garden enjoys a high degree of privacy and is mostly laid to lawn, offering a safe and serene space for children, pets, or outdoor entertaining.

With its prime location, energy-efficient upgrades, and spacious layout, this is a fantastic opportunity to secure a modern home in one of Burton Latimer's most desirable developments.

Please Call Oscar James to Book a Viewing!

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# SELLER'S SECRET

"It is the perfect family home, modern and spacious. With a large, sunny garden"

The solar and battery installation is a huge asset.  
In the summer will produce up to 40kw per day  
Enough to run 8 homes.  
Even in the winter it will produce enough power to make the house effectively "off grid"  
The house is east - west facing, so it will get sun all day.

It is a very quiet neighborhood.  
Being at the end of a Cul-De-Sac means we have no through traffic. The street and surrounding area is safe for children to play."



## Why we like it....

Location, Location, Location! The Grace Homes Development is one of the most prestigious addresses in Burton Latimer. The property is spacious, well-kept and been significantly improved with the addition of Solar Panels.

To buy or not to buy....

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# OSCAR JAMES

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