

40 Kingfisher Way  
Burton Latimer  
NN15 5TE

£425,000

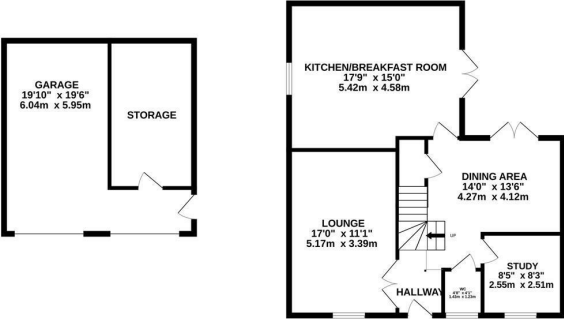


OSCAR JAMES

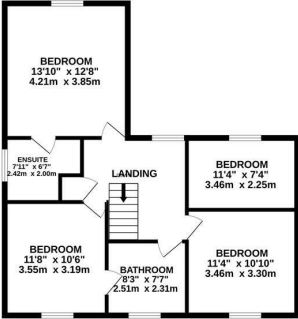
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# FLOOR PLANS

GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.2 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...



Large Lounge



Kitchen Diner with Integrated Appliances



4 Bedrooms



Family Bathroom, Ensuite to Master Bedroom & W/C



Low Maintenance Garden



Off-Road Parking and Double Garage





# WHAT'S GREAT?

**\*\* NO ONWARD CHAIN \*\***

Situated in a desirable town of Burton Latimer, this stunning four-bedroom detached home is immaculately presented throughout, offering high-quality finishes, spacious living areas, and excellent outdoor space.

The property boasts a double garage with air conditioning, along with ample off-road parking for multiple vehicles.

Inside, the home offers a beautifully designed layout, featuring a large lounge perfect for relaxing, a study complete with built-in units, and an open-plan dining area ideal for entertaining. The high-specification kitchen is a standout feature, fitted with stone worktops, built-in appliances including a dishwasher and washing machine, a boiling hot tap, a wine fridge, and more. A convenient W/C completes

the ground floor.

Upstairs, there are four well-appointed bedrooms. The master suite benefits from built-in wardrobes and a modern en-suite with a luxurious rainfall shower. The second bedroom enjoys Jack-and-Jill access to the family bathroom, while the third bedroom is another spacious double. The fourth bedroom is a well-sized single. Additionally, bedrooms 1, 2, and 3 are fitted with electric blinds for added convenience.

The beautifully landscaped rear garden features two slabbed patio areas, a freshly laid lawn, and extended borders perfect for planting.

This exceptional home is ready to move into and must be viewed to be fully appreciated.

Please call Oscar James to book a viewing!

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# SELLER'S SECRET



Why we like it....

OSCAR JAMES

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01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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