

9 Pintail Close  
Burton Latimer  
NN15 5XW

£200,000



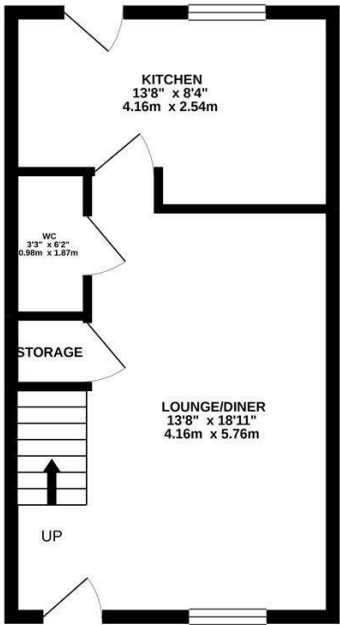
OSCAR JAMES

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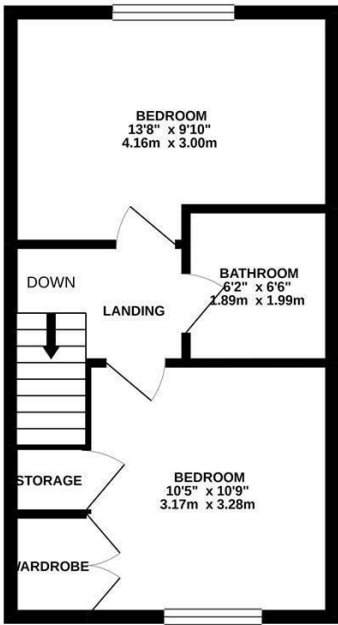


# FLOOR PLANS

GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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...



Open plan lounge/diner



Modern fitted kitchen



Two double bedrooms



Upstairs bathroom and ground floor WC



Rear low maintenance, enclosed garden



Off road parking for two vehicles





## WHAT'S GREAT?

Situated in a peaceful cul-de-sac in Burton Latimer, this immaculate property is truly 'as good as new' and ready to move straight into. Conveniently located close to transport links, local amenities, and beautiful countryside, it offers both comfort and convenience.

Upon entering, you are welcomed into a spacious lounge/diner, complete with a useful storage cupboard and a downstairs WC. The kitchen, situated at the rear of the property, features ample storage and provides access to the garden.

Upstairs, there are two generously sized double bedrooms, one benefiting from a fitted wardrobe and an additional storage cupboard.

The family bathroom includes a shower over the bath.

Externally, the property boasts two parking spaces at the front. The rear garden is private and has been recently landscaped, designed for low maintenance with a patio, lawn, and convenient side access.

This stunning home is in exceptional condition throughout—contact Oscar James today to arrange your viewing!

NB \*\* This property is on a peppercorn lease, please ask agents for further information. \*\*

...expect excellence





# SELLER'S SECRET

This has been a great home for us, we have loved living here. The cul-de-sac makes it a lovely quiet close and we're sure a new buyer will be extremely happy here!



## Why we like it....

A beautiful home, which truly is 'turn key'. The garden is has been designed for minimum maintenance and maximum enjoyment!

# OSCAR JAMES

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To buy or not to buy....

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