

11 Whitney Road
Burton Latimer
NN15 5SL

£299,950 Guide Price



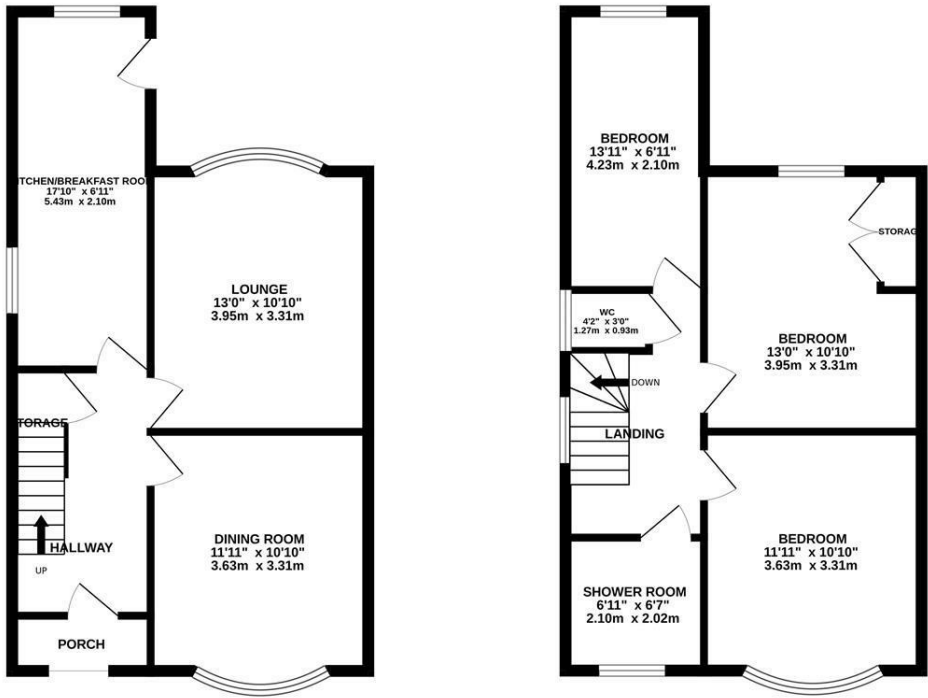
OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Mensura 12/2019



AT A GLANCE...



2 Reception Rooms



Kitchen Breakfast Room



3 Double Bedrooms



Refitted Shower Room



South Facing Garden



Off Road Parking & Single Garage



WHAT'S GREAT?

This bay-fronted 1930s semi-detached home, located in the popular market town of Burton Latimer, has been the cherished family home of the current owners for over 30 years. During this time, the property has been thoughtfully double-storey extended, creating generous and versatile living space while retaining its original character.

The property is set back from the road and benefits from a private driveway providing off-road parking for multiple vehicles, along with access to a single garage. A welcoming porch leads into a central hallway which provides access to the main living accommodation. To the front, a formal dining room with bay window, flooding the room with natural light. The lounge is situated behind the dining room, also featuring a bay window, offering a bright and comfortable living space with views over the garden.

To the rear, the extended kitchen breakfast room forms the heart of the home, fitted

with a breakfast bar, Belfast sink, and space for freestanding appliances. A door provides direct access to the rear garden, making it ideal for both everyday living and entertaining.

The first floor offers three double bedrooms, all well sized, along with a refitted family shower room finished to a modern standard.

Externally, the property boasts a south-facing rear garden enjoying a high degree of privacy. The garden is thoughtfully arranged with two decked seating areas, a summer house with power and electricity, a slabbed patio area, and raised planters, creating an attractive and low-maintenance outdoor space perfect for relaxing or hosting guests.

This well-maintained and extended home offers a rare opportunity to purchase a property that has been lovingly cared for and improved over many years, in a sought-after residential location.

...expect excellence



SELLER'S SECRET

This is a beautifully extended and well-maintained family home that combines character, space and practicality in a highly sought-after location. Offering generous accommodation, excellent natural light and a private south-facing garden, the property has clearly been cared for and improved over many years. With off-road parking, a garage and versatile living space, it presents an ideal opportunity for buyers seeking a long-term home in Burton Latimer.



Why we like it....

This has been a much loved family home for over 30 years. The south facing garden is a lovely private peaceful retreat with two decked areas and a summer house. It is a friendly area to live with a great community feel. Local shops, schools, garden centres and parks are all within walking distance.

To buy or not to buy....

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com