

7 Rye Close  
Burton Latimer  
NN15 5YW

£450,000

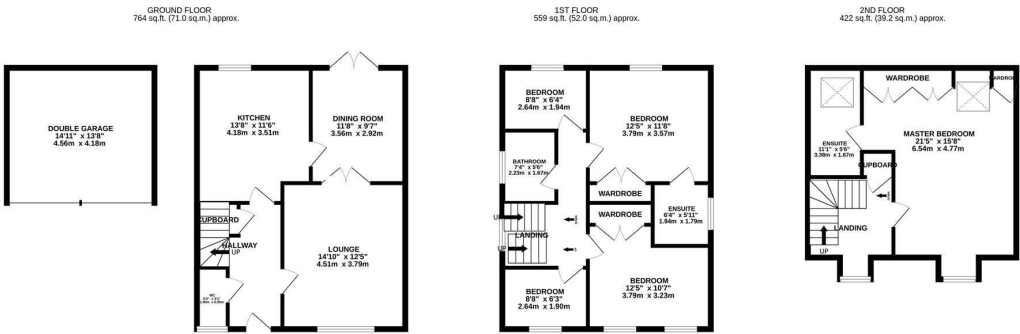


OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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...



Lounge & Formal Dining Room



Renovated Kitchen with Integrated Appliances



5 Bedrooms



Family Bathroom, 4-Piece Ensuite to Master Bedroom, Ensuite to Second Bedroom and W/C



Private Garden with Slabbed Seating Area



Off Road Parking and Double Detached Garage





## WHAT'S GREAT?

Tucked away at the end of a quiet close, this impressive three-storey, five-bedroom detached home occupies a desirable corner plot in the sought-after town of Burton Latimer. With ample off-road parking, a detached double garage, this property is perfect for modern family living.

On entering, a welcoming hallway leads to a bright and airy lounge, filled with natural light, and a formal dining room featuring French doors that open directly onto the rear garden. The recently renovated kitchen is a real highlight, complete with a central island, built-in pantry, range cooker, integrated appliances and garden access. A convenient guest W/C completes the ground floor.

The first floor offers two well-proportioned single bedrooms, a spacious double bedroom with fitted wardrobes, and a further double bedroom benefitting from built-in storage and an en-suite shower room. A family bathroom serves this floor.

Occupying the top floor, the generous master suite boasts extensive built-in wardrobes and a luxurious four-piece en-suite, creating a private retreat.

Outside, the rear garden is both private and versatile, featuring a slabbed seating area and well-kept shrubbery.

With its flexible layout, generous living space, and prime location, this property makes an ideal family home ready to move straight into.

...expect excellence





# SELLER'S SECRET

Our home is large and welcoming and perfect for modern day living. It is bright and airy and within a 5 minute walk of the High Street but next to quiet open spaces, horses, sheep and the sounds of birds and the church bells. It's also perfect for transport links to the North, South, East and West



## Why we like it....

Property is positioned on a fantastic estate. with 5 bedrooms and 2 ensembles it makes the house an incredible family home!

# OSCAR JAMES

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To buy or not to buy....

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