



1b Bridle Road,  
Burton Latimer, NN15 5QP

OSCAR JAMES

£310,000

ESTATE AGENTS

# The Property in Brief...

*Oscar James are thrilled to welcome to the market this fantastically spacious three bedroomed semi detached property, which is situated in the desirable location of Burton Latimer, close to excellent schooling, Wicksteed Park and good local amenities.*

*Built by the fabulous Seagrave developments, the quality in this home is second to none, and if space is what your after, look no further!*

*The accommodation is set over two floors, with the downstairs comprising; large entrance hall with WC, generous sized lounge, and lovely open plan kitchen/diner leading into a family/play room, giving excellent views of the garden.*

*Upstairs there are three generous sized bedrooms with the master benefiting from ensuite facilities, and the immaculate family bathroom.*

*Outside the property has a very large frontage with off road parking available, and to the rear is beautifully landscaped garden with a decked seating area, and an established lawn.*

*High levels of interest are expected on this property, do not miss out on your chance to own it, call Oscar James today to book in a viewing.*



# Dimensions

## Lounge

18'3" x 10'2" (5.56 x 3.10)

## Kitchen/Diner

17'10" x 11'3" (5.44 x 3.43)

## Sun Room

12'2" x 10'6" (3.71 x 3.20)

## Bedroom 1

14'3" x 10'9" (4.34 x 3.28)

## Ensuite

10'9" x 10'2" (3.28 x 3.10)

## Bedroom 2

10'9" x 10'2" (3.28 x 3.10)

## Bedroom 3

9'9" x 7'1" (2.97 x 2.16)

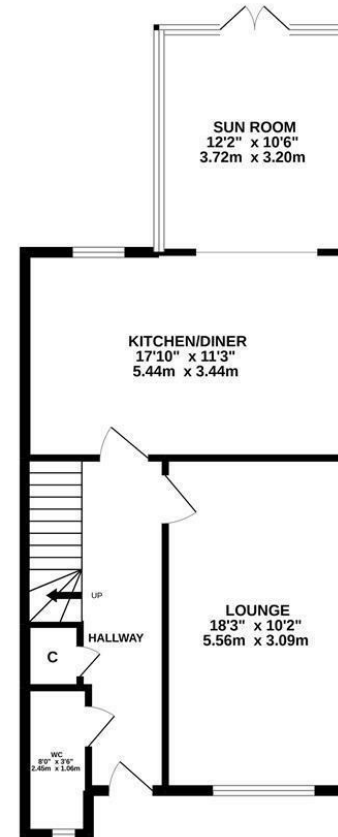
## Bathroom

7'1" x 6'4" (2.16 x 1.93)

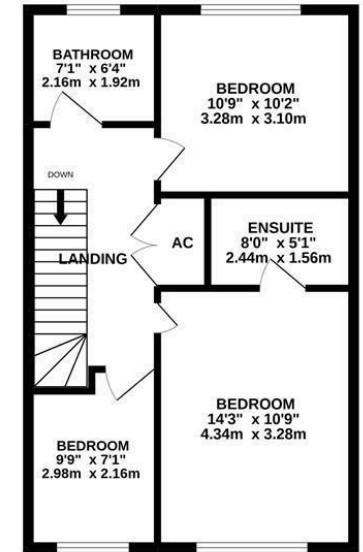
## What our vendors say...

*We absolutely love this house, it has such a sociable layout, and our neighbours are lovely, we just need an extra bedroom now so we hope the next buyer will be as happy here as we have been.*

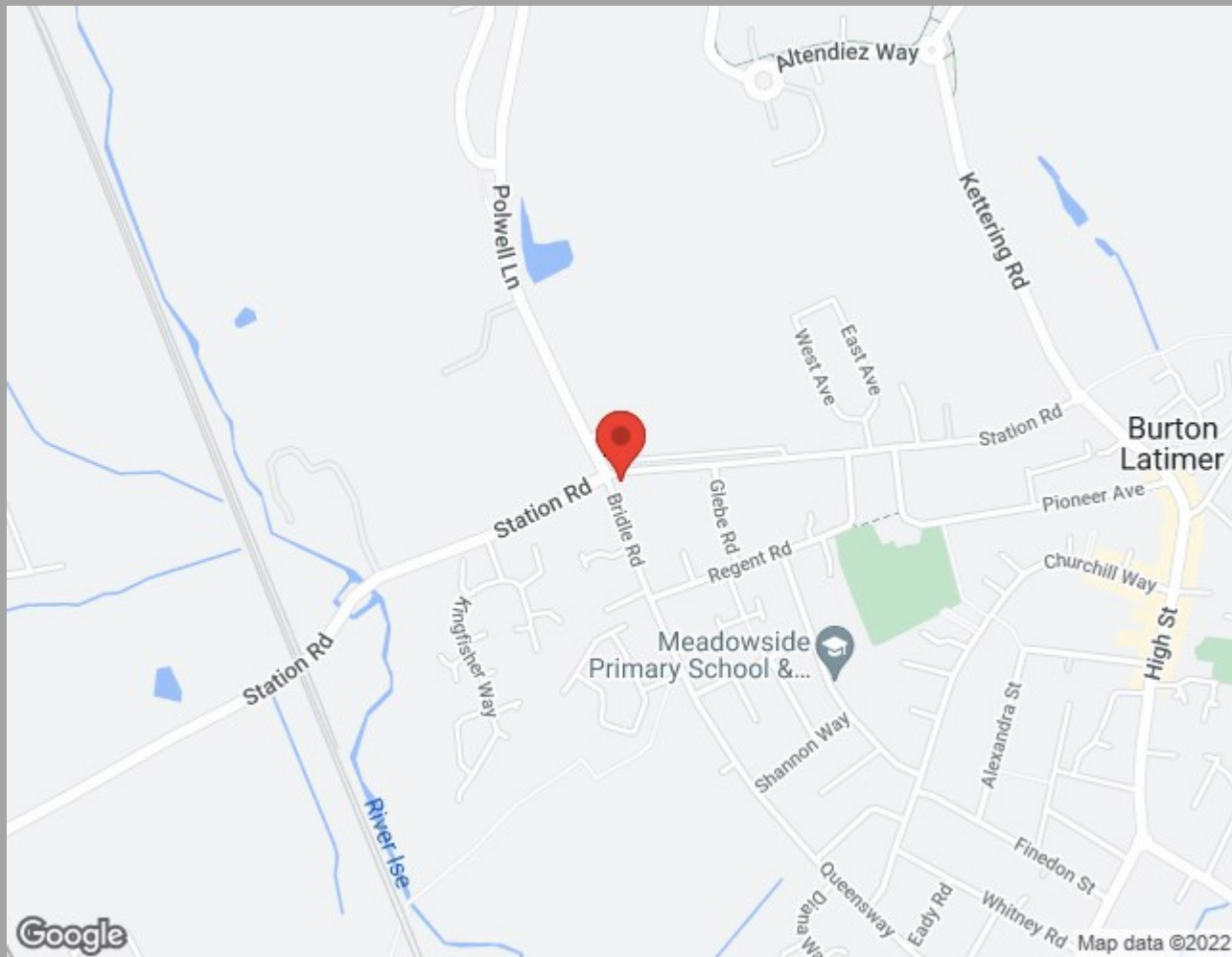
GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.6 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 not 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 Metropac ©2022



Find us at;  
45 High Street  
Burton Latimer, NN15 5LB

01536 722 222  
burton@oscar-james.com  
www.oscar-james.com  
Follow us on Facebook

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

