

8 Langley Court  
Burton Latimer  
NN15 5SY

£260,000 Price Guide



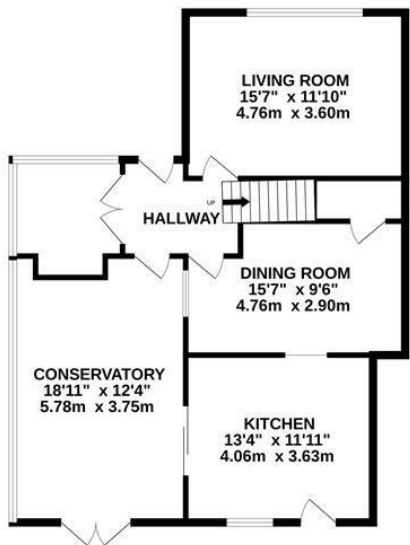
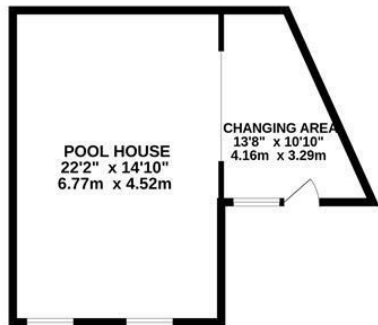
OSCAR JAMES

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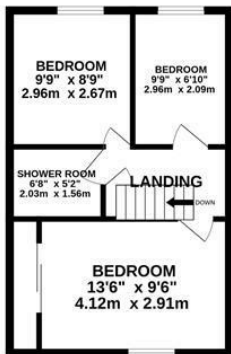


# FLOOR PLANS

GROUND FLOOR  
1291 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



## AT A GLANCE...



4 Reception Rooms



Extended Kitchen Diner



3 Bedrooms



Refitted Shower Room



Corner Plot Garden with Swimming Pool



Single Garage and Parking

TOTAL FLOOR AREA: 1672 sq.ft. (155.3 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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## WHAT'S GREAT?

Situated on a generous corner plot in the sought-after town of Burton Latimer, this extended three-bedroom semi-detached home offers versatile living space, excellent outdoor areas, and a unique leisure feature.

The property benefits from an allocated single garage with parking directly in front and occupies an enviable position with a larger-than-average garden thanks to its corner plot setting.

Upon entering, the welcoming entrance hall provides access to a spacious lounge, currently utilised as a ground-floor bedroom, offering flexible living arrangements to suit a range of needs. The heart of the home is the extended kitchen diner, providing ample space for a family dining table alongside a well-proportioned kitchen with room for freestanding appliances. From both the kitchen and the entrance hall, you can access the impressive conservatory, currently used as the main living room, offering a bright and versatile space overlooking the garden.

Upstairs, the property comprises two well-sized double bedrooms, a comfortable single bedroom, and a stylish refitted shower room.

Externally, the home truly stands out. The wraparound garden is predominantly laid to lawn with attractive planted borders and multiple decked seating areas, ideal for entertaining or relaxing. A standout feature is the bespoke-built structure housing a heated indoor swimming pool, complete with surrounding decked seating areas, creating a unique and private leisure space rarely found in properties of this type.

This is a fantastic opportunity to acquire a spacious and versatile family home with exceptional outdoor amenities in a popular residential location.

...expect excellence





# SELLER'S SECRET

We've loved living in this home for its incredible space, flexibility, and the lifestyle it offers. The extended layout has adapted perfectly to our changing needs over the years, while the bright conservatory and generous wraparound garden have been wonderful for relaxing and entertaining. The indoor heated pool is truly special — it feels like having our own private retreat all year round. Set on a spacious corner plot in a friendly and popular area, it's been a fantastic place to call home.



## Why we like it....

An extended three-bedroom semi-detached home set on a generous corner plot in sought-after Burton Latimer. Offering flexible living space, a bright conservatory, wraparound garden, and a unique heated indoor swimming pool, this property perfectly combines practical family living with exceptional leisure features.

# OSCAR JAMES

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To buy or not to buy....

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