

70 Pioneer Avenue
Burton Latimer
NN15 5LH

£325,000

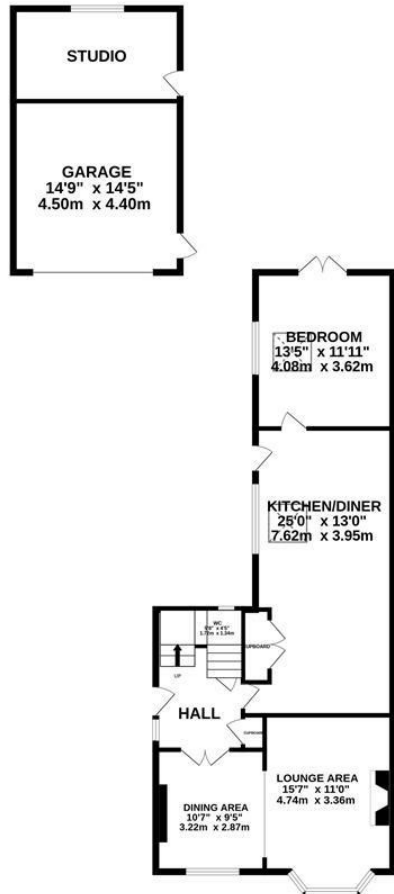


OSCAR JAMES

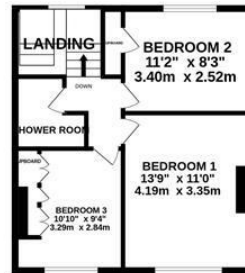
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FLOOR PLANS

GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1598 sq.ft. (148.5 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...



Large Lounge with Bay Window & Log Burner



Extended Kitchen Diner with Vaulted Ceilings & Character Features



3/4 Double Bedrooms



Family Bathroom and Ground Floor W/C



Large Rear Garden with Multiple Seating Areas & Mostly Laid to Lawn



Private Gates, Off Road Parking and Over-sized Single Garage



WHAT'S GREAT?

Fantastic Extended Three-Bedroom Semi-Detached Home on a Generous Plot

Set on a substantial plot in the heart of Burton Latimer, this beautifully extended three-bedroom semi-detached home combines character, space, and versatility in a truly impressive package. Offering off-road parking, private gated access to a spacious courtyard, and a large rear garden, this home is ideal for families and those looking for flexible living.

A bright and welcoming entrance hall sets the tone, leading into a generous lounge flooded with natural light and featuring a charming multi-fuel stove — a perfect space for relaxing. The heart of the home is the stunning extended kitchen/diner, seamlessly blending character and function with exposed brickwork, vaulted ceilings, a movable butcher's block, and a feature Rangemaster cooker. A practical laundry cupboard is also neatly integrated into the space.

To the rear of the kitchen is a versatile additional room, currently used as a fourth bedroom,

but equally suited as a home office, playroom, snug, or formal dining room — offering excellent adaptability for modern living. A practical W/C completes the ground floor

Upstairs, the property boasts three well-proportioned double bedrooms and a family bathroom with shower over bath, making it ideal for growing families or those seeking extra space.

Outside, the private courtyard provides ample additional parking and leads to an oversized single garage, complete with a separate studio space attached — ideal for hobbies, a workshop, or potential home business use. A covered seating area creates a lovely space to relax outdoors, and the expansive rear garden, mostly laid to lawn, offers plenty of space for entertaining or children to play.

This is a rare opportunity to secure a one-of-a-kind home that offers charm, flexibility, and generous outdoor space — all within a desirable Burton Latimer location

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SELLER'S SECRET

We love this house. We are up-sizing and still can replicate the ground floor or garden space we have. We will be sad to leave this property but the next owners



Why we like it....

Over-Sized is the KEY word! Lounge, kitchen diner, 2nd reception room, parking, garage, garden.... All over-sized than the standard 3 bed semi detached property. One thing you do not lack in this property is space!

OSCAR JAMES

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To buy or not to buy....
