



7 Trent Crescent,
Burton Latimer, NN15 5RY

OSCAR JAMES

£285,000

ESTATE AGENTS

The Property in Brief...

Oscar James are delighted to welcome to the market this exceptional three bedroomed semi-detached property, situated in Burton Latimer and presented in immaculate condition throughout.

Burton Latimer is a small market town offering useful transport links, excellent schooling and fantastic local amenities such as, hair and beauty salons, garden centres, convenience stores and a Sainsbury's Local, it also boasts some award winning restaurants and is surrounded by stunning countryside.

The property has been previously extended and is set over two floors with the downstairs layout comprising; a spacious lounge with a gorgeous bay window, fantastic sized kitchen/diner which has a sociable island, integrated appliances and bi folding doors overlooking the garden, a separate utility room and downstairs cloakroom leading off from the kitchen.

Upstairs there are three bedrooms, the master at the back of the house with future scope to add an en-suite, a second double bedroom and a third single with a separate family bathroom.

Outside the garden is south facing, laid to lawn with a sociable patio area and useful side access out to the drive. The property also benefits from a single garage with access to this through the garden.

A beautifully presented property in a sought after location, call Oscar James today!



Dimensions

Living Room

15'5" x 11'11" (4.70 x 3.63)

Kitchen / Family Room

27'1" x 15'9" (max) (27'01" x 15'09" (max))
(8.26 x 4.80 (max))

Bedroom One

17'0" x 15'2" (17'00" x 15'02") (5.18 x 4.62)

Bedroom Two

8'7" x 8'7" (2.62 x 2.62)

Bedroom Three

8'7" x 6'6" (8'07" x 6'06") (2.62 x 1.98)

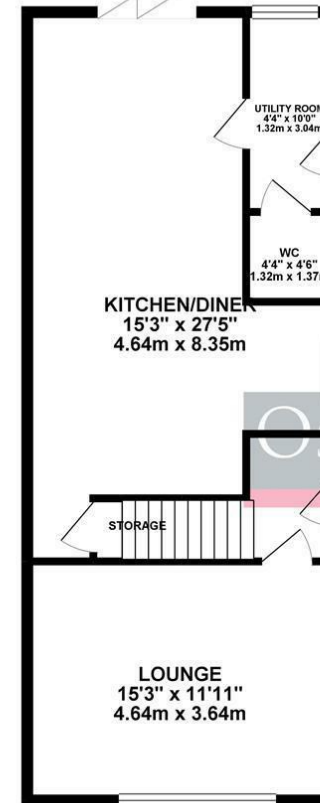
Bathroom

6'9" x 5'10" (2.06 x 1.78)

What our vendors say...

We love our home, the lounge is so spacious and cosy and the kitchen/diner is a perfect space for entertaining. Its particularly fantastic in the summertime when the bi-fold doors are open and with the garden being south facing the sun is in the garden all day and night!

GROUND FLOOR 599.40 sq. ft.
(55.69 sq. m.)



1ST FLOOR 485.73 sq. ft.
(45.13 sq. m.)



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TOTAL FLOOR AREA : 1085.13 sq. ft. (100.81 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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