

27E Virginia Crescent  
Burton Latimer  
NN15 5GB

£375,000 (offers over)

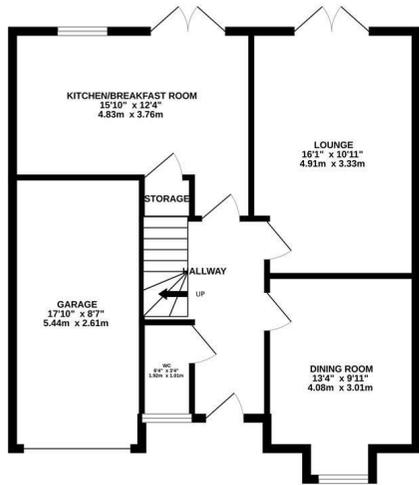


OSCAR JAMES

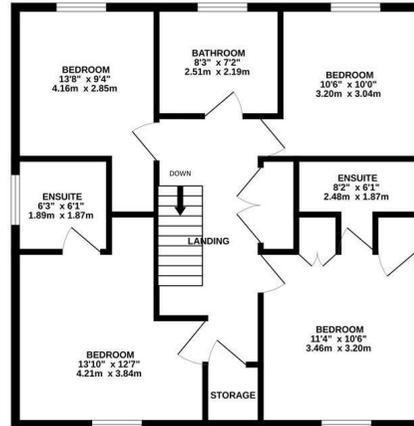
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# FLOOR PLANS

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1461 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



Spacious lounge with French doors & formal dining room



Modern kitchen/breakfast room with polished tiled flooring, built-in appliances and space for dining



4 double bedrooms



ensuite facilities to master & second bedroom, family bathroom and W/C



Good-sized, tiered rear garden with patio seating area, lawn and established planting



Integral single garage & private driveway with off-road parking



## WHAT'S GREAT?

This beautifully presented four-bedroom detached family home is ideally located in the sought-after town of Burton Latimer and offers generous, well-planned living space throughout. Off-road parking and integral garage adds to the practicality.

The ground floor is both welcoming and practical, with a central hallway providing access to the main living areas. The lounge is bright and spacious, featuring French doors that open directly onto the rear garden. A separate dining room provides an ideal setting for family meals or entertaining guests. The kitchen/breakfast room is particularly impressive, finished with polished tiled flooring and a range of built-in appliances. There is ample space for a dining table. A convenient ground floor W/C and useful storage complete the downstairs accommodation.

Upstairs, the property offers four genuine double bedrooms, providing excellent

space for families or those needing flexible work-from-home options. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room. The second bedroom also enjoys its own en-suite, while the remaining two double bedrooms are served by a well-appointed family bathroom.

Externally, the rear garden is a fantastic size for a modern home and has been thoughtfully arranged to make the most of the space. A paved patio seating area sits just outside the house, perfect for outdoor dining and relaxing. Beyond this, the garden rises gently to a generous lawn, framed by timber fencing for privacy. Raised planting beds and established shrubs add greenery and character, while the tiered layout creates distinct zones for entertaining, play, and gardening. It's an inviting and versatile outdoor space that enjoys plenty of natural light.

Overall, this is a superbly maintained and spacious detached home in a desirable location, offering stylish interiors, excellent bedroom and a wonderful garden.

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# SELLER'S SECRET

The current owners love how spacious and welcoming the home feels, with plenty of room for both relaxing and entertaining. The kitchen is the heart of the house, while the French doors create a lovely connection to the garden. They especially enjoy the peaceful outdoor space and the flexibility of four generous double bedrooms for family life.



## Why we like it....

This is a fantastic opportunity to purchase a spacious and beautifully maintained four-bedroom detached home in the highly desirable town of Burton Latimer. Offering generous living accommodation, modern finishes throughout, and excellent bedroom space, it's perfectly suited to growing families. With a well-sized garden and a superb layout for everyday living and entertaining, this is a home that truly ticks all the boxes.

To buy or not to buy....

# OSCAR JAMES

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