3 North Avenue
Burton Latimer
Northamptonshire
NN15 5PG

£250,000



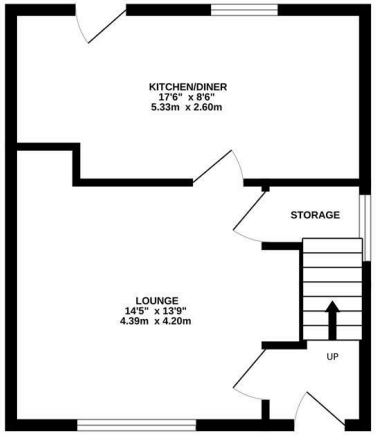


OSCAR JAMES

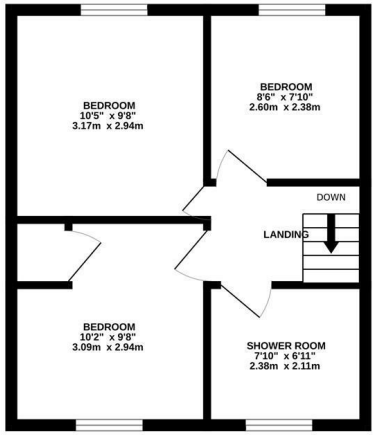
...expect excellence

FLOOR PLANS

GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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...

- Two reception rooms
- Traditional fitted kitchen which over looks the garden
- Three good sized bedrooms
- Upstairs modern shower room
- The rear garden occupies an enviable plot
- A single garage and off rad parking for several vehicles at the rear. Two additional parking spaces on the driveway to the front



WHAT'S GREAT?

A beautifully maintained three-bedroom home, offered to the market with NO ONWARD CHAIN. Lovingly cared for by the same owners for over 40 years, offering generous gardens, excellent parking provisions and a convenient position within walking distance of Burton Latimer town centre.

The property offers well-proportioned accommodation, beginning with two reception rooms providing flexibility for both everyday living and entertaining. The traditional fitted kitchen/diner enjoys a pleasant outlook over the substantial rear garden, whilst upstairs you will find three good-sized bedrooms served by a modern, refitted shower room.

Externally, the property continues to impress, occupying an enviable plot with particularly generous outdoor space. To the front, a driveway provides off-road parking for two vehicles, whilst to the rear there is a single garage and further parking for several vehicles, offering excellent versatility for those with multiple cars or visiting guests.

The rear garden is a real highlight, being fully enclosed and enjoying a substantial lawn alongside a separate seating area, creating a lovely space to relax and enjoy the outdoors. There is also convenient access to the garage, together with gated access leading through to the front of the property.

Situated along North Avenue, the home is ideally placed within a short walking distance of Burton Latimer town centre, where you will find a range of local eateries, schooling and everyday amenities. The location also provides convenient access to wider road networks and neighbouring towns.

A wonderful opportunity to acquire a cherished home that has been carefully maintained over many years, with excellent parking arrangements alongside generous outside space! Homes like this are rare to come by, call sole selling agents Oscar James to organise your viewing arrangements!



SELLER'S SECRET

This has been a wonderful home for us and it'll be a wrench to leave. We'll miss our beautiful garden and we hope the new owner has as many happy memories here as we have!





Why we like it....

This home is truly rare find! We believe that if you want a home you can move straight into and if you are a keen on vast amounts of external space then this could be the property for you!

To buy or not to buy....

OSCAR JAMES

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