196 Station Road
Burton Latimer
Northamptonshire
NN15 5NT

£250,000



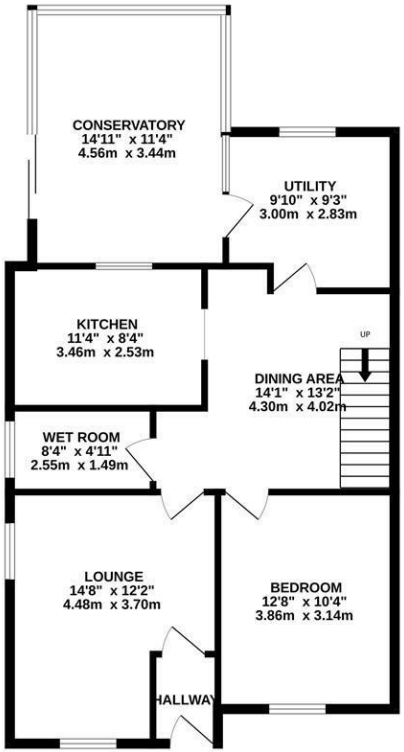


OSCAR JAMES

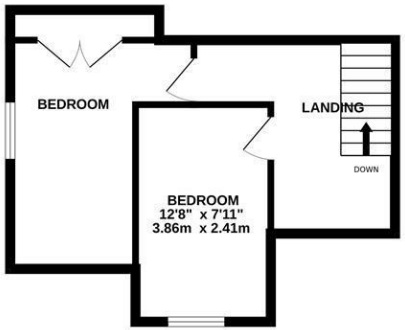
...expect excellence

# FLOOR PLANS

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.




1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.




TOTAL FLOOR AREA : 1176 sq.ft. (109.2 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...

- Three reception rooms
- Fitted kitchen
- Three bedrooms
- Downstairs wet room
- Low maintenance
- Drive providing off road parking for several vehicles



# WHAT'S GREAT?

Offering spacious and versatile accommodation throughout, this three-bedroom dormer bungalow occupies a convenient position on Station Road in Burton Latimer, just a short distance from the heart of the town and its everyday amenities.

The ground floor offers three separate reception rooms, providing a flexibility rarely found in bungalow accommodation. The living room enjoys a front-facing aspect, while the separate dining room offers an ideal space for entertaining or family gatherings. To the rear, a conservatory overlooks the garden and provides direct access outside, creating another useful reception space. The fitted kitchen offers plenty of base and eye-level storage, with a separate utility room adding further practicality. A ground-floor bedroom and wet room completes the accommodation on this level.

To the first floor are two further bedrooms, complementing the aforementioned bedroom on the ground floor and offering flexibility for visiting family, hobbies or home working.

Externally, the rear garden is predominantly laid to lawn and is fully enclosed, with access through to the front driveway and the oversized single garage. To the front, the driveway provides off-road parking for several vehicles.

Conveniently located within easy reach of Burton Latimer town centre, this is a home that combines generous accommodation, accessibility and exciting potential. An ideal opportunity for those seeking a bungalow with plenty of space and the chance to introduce their own style over time.

A particularly appealing feature is the wheelchair accessibility, while the generous layout and scope to update the interior provide an excellent opportunity for a new owner to personalise the property to suit their own tastes and requirements.

Contact sole selling agents Oscar James to book your viewing appointment!



# SELLER'S SECRET

This has been a great home for us and we have loved the flexibility of the space. We're now looking to move to be closer to family.





## Why we like it....

A rare opportunity to purchase a property with the option of both ground floor living with further accommodation upstairs in a sought after location.

## To buy or not to buy....

OSCAR JAMES

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