



Connells

High Street
Stanion Kettering

High Street Stanion Kettering NN14 1DF

for sale offers in excess of
£375,000



Property Description

Cardigan Mews – Now Ready to View and Reserve

A beautifully designed, brand-new three-bedroom stone-built home in the heart of Stanion, a charming Northamptonshire village steeped in history. Set within a conservation area on the former site of the Cardigan Arms, this exclusive development of just three homes blends traditional character with modern comfort.

Stanion offers a peaceful village lifestyle with a rich heritage dating back to the Bronze Age. It's ideally located for commuters, with easy access to Corby, Kettering, and the A14, connecting you to the wider East Midlands and beyond. The village is surrounded by scenic countryside, yet close to schools, shops, and amenities.

The home features a spacious layout with a study, cloakroom, living room, and a stylish kitchen/diner with utility. Upstairs offers three double bedrooms, a family bathroom, and an en-suite to the master.

The kitchen includes quartz worktops, integrated appliances (including American fridge freezer), and Amtico flooring. Bathrooms are finished with quality fittings, ceramic tiling, and heated towel rails.

Interior highlights include oak doors, underfloor heating downstairs, plush carpets, and brushed aluminium fittings. The home is

fully wired for modern living with FTTP broadband, TV/data points, and LED lighting.

Outside, enjoy private parking, a landscaped garden with Indian sandstone patio, and secure gated access.

Internal Finishings

Walls and ceilings are finished in crisp white emulsion, complemented by white satin-painted woodwork for a clean, modern look. Internal doors are crafted from hardwood oak and fitted with brushed aluminium lever handles, adding a touch of contemporary elegance. Amtico flooring runs throughout the entrance hall, cloakroom, understairs storage cupboard, kitchen, and dining room, offering durability and style. Luxurious 32oz carpets provide comfort and warmth in the lounge, stairs, landing, and all bedrooms.

Heating And Hot Water

The ground floor benefits from underfloor heating throughout, powered by a gas combination boiler discreetly housed within the fitted kitchen and backed by a 5-year guarantee. The first floor is heated via radiators fitted with thermostatic valves, all controlled by a state-of-the-art digital control panel for efficient and precise temperature management.

Electrical & Multi Media

Brushed aluminium sockets and switches are fitted throughout the property, adding a sleek, modern touch. The lounge is equipped with telephone and data sockets, along with TV satellite outlets, while all bedrooms feature TV

points for added convenience. Fibre to the Premises (FTTP) is provided by Openreach, ensuring high-speed internet connectivity. Shaver sockets are installed in both the bathroom and en-suite for added practicality.

Lighting

Recessed stainless steel LED downlights are installed in the hall, WC, kitchen/diner, landing, bathroom, and en-suite, providing a clean and modern finish. Pendant lighting features in the lounge and all bedrooms, offering a warm and inviting ambience. Externally, symmetrical contemporary lighting enhances both the principal entrance and patio doors, adding style and security.

Windows And Doors

The property features a pre-finished composite front door set, complete with a multi-point locking mechanism and a sleek chrome lever handle, accompanied by a full-height glazed side panel for added natural light. Double-glazed uPVC casement windows and bi-fold doors open onto the rear garden, enhancing indoor-outdoor living. A uPVC personnel door provides convenient access to the garage.

Kitchen

A high-spec, fully fitted contemporary kitchen featuring a sleek combination of high and low-level cabinetry, complemented by a stylish quartz worktop and under-cabinet LED lighting. The space is fully equipped with premium integrated appliances, including a single oven with built-in air fryer, a secondary oven with microwave combi function, an induction hob with matching quartz splashback, and a built-in extractor hood. It also includes an American-style fridge freezer, integrated dishwasher, washing machine, and tumble dryer. A 1½ bowl

ceramic sink with a modern chrome tap adds to the functionality, while durable Amtico flooring completes the look.

Ensuite

A stylish four-piece bathroom suite featuring a thermostatically controlled shower, a contemporary basin with chrome taps, and a close-coupled WC. The space is complemented by a polished chrome heated towel rail, with ceramic wall and floor tiling adding a clean and sophisticated finish.

Bathroom

A high-quality white suite featuring a generously sized walk-in shower with thermostatic controls, a separate bath, a sleek basin with polished chrome fittings, and a close-coupled WC. The space is enhanced by a polished heated towel rail, full-height ceramic tiling within the shower enclosure, half-height tiling around the bath, and a tiled splashback behind the basin. Complementary ceramic floor tiling completes the elegant and cohesive design.

Wc

A high-quality suite featuring a close-coupled WC and a pedestal basin with a tiled splashback and polished chrome taps. The space is finished with elegant and durable Amtico flooring, offering both style and practicality.

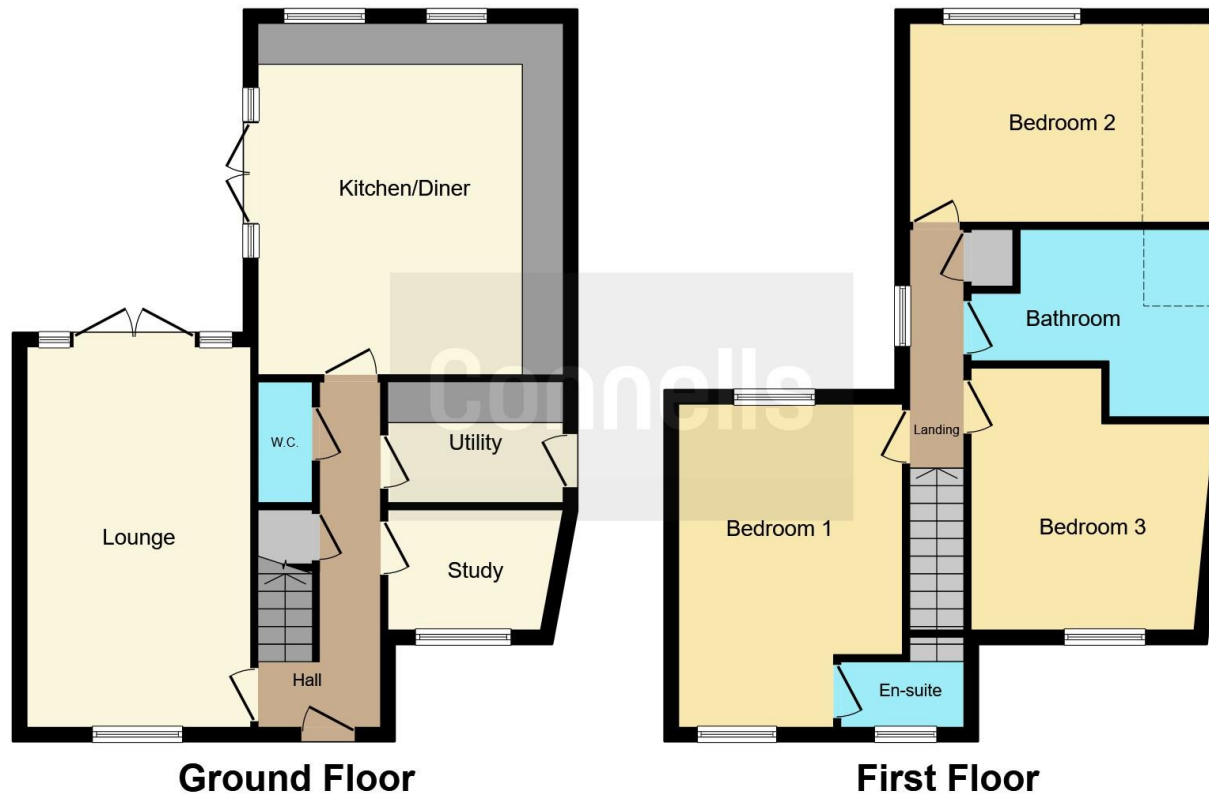
External

Private parking is located to the rear of the property, with a beautifully laid Indian sandstone patio and pathway leading to a large, gated rear access. The rear patio offers level, decorative access, ideal for outdoor entertaining. Additional features include an outside tap, an external power point, and close board fencing enclosing the garden for privacy and security.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01536 747320
E oakleyvale@connells.co.uk

10 Charter Court Butland Road Oakley Vale
 CORBY NN18 8QT

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Tenure: Freehold

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