



3 Chestnut House, Roman Road
Corby, NN18 8TD



Simpson West

Enjoying a pleasant position within the sought after modern village of Little Stanion, is this rarely available GROUND FLOOR apartment which is presented in outstanding condition throughout. Providing deceptively spacious, high specification accommodation which includes gas central heating, a patio seating area a utility room with space for two appliances, a superb open plan living/kitchen/dining room with an abundance of integrated appliances which include a fridge/freezer, double oven, induction hob, cooker hood and a dishwasher. There are also TWO DOUBLE BEDROOMS with the master boasting en-suite facilities and the second with floor-to-ceiling storage. There is also a separate bathroom. This property simply must be seen if it is to be truly appreciated. Outside, there is allocated and guest parking located within a secure car park with CCTV, electric gated access and an electric vehicle charging point. Energy Rating B. Council Tax Band B. Ground Rent - £1200 per annum - fixed until April 2026. Land maintenance - £200 per annum.

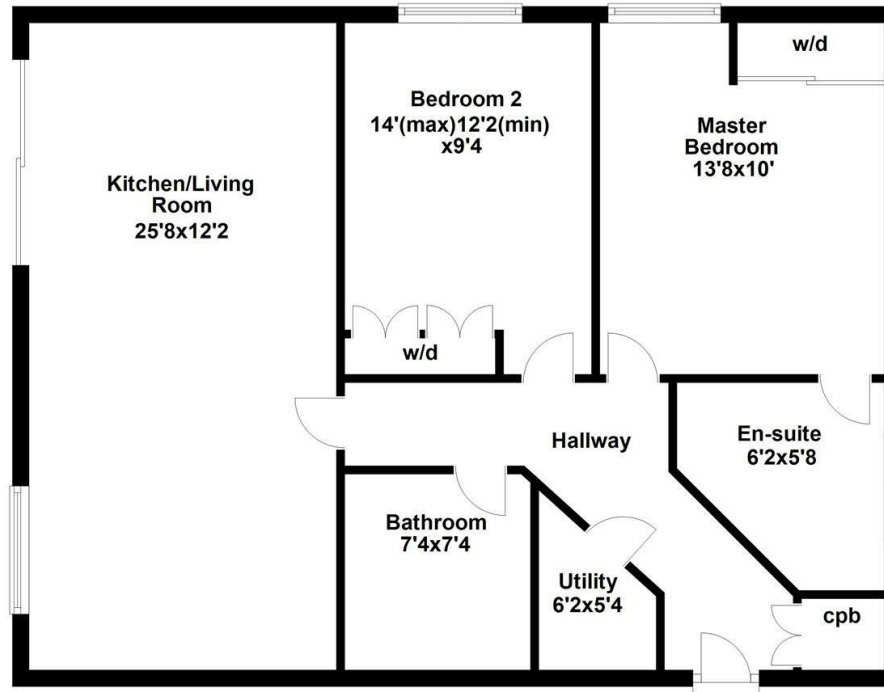


£199,950

2 2 1



Ground Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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