



115 Roman Road
Corby, NN18 8GQ



Simpson West

Simpson West are delighted to offer to the market for sale this immaculately presented THREE bedroom family residence that is located within the popular Little Stanion. The property occupies a pleasant position and is within walking distance to the local school, shops and cafe. Features include an entrance hall, cloakroom w/c and generous kitchen dining family room boasting an array of integrated appliances and doors leading to the rear garden. To the first floor is a large living room that could be used as a double bedroom, in addition there is another double bedroom. To the second floor is the master bedroom with en-suite shower room, an additional double bedroom and the main family bathroom. To the rear of the property is a landscaped garden that is fully enclosed with various seating areas. There is a single garage located to the rear with an allocated parking space to the front. Early viewings are highly encouraged. Energy rating to be confirmed. Council Tax Band C. Little Stanion Management fees apply - £275 per annum.

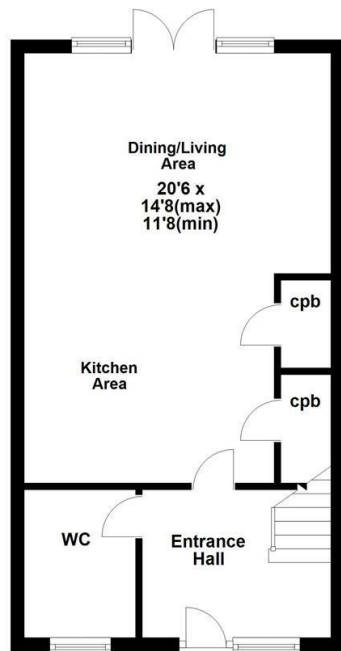


£250,000

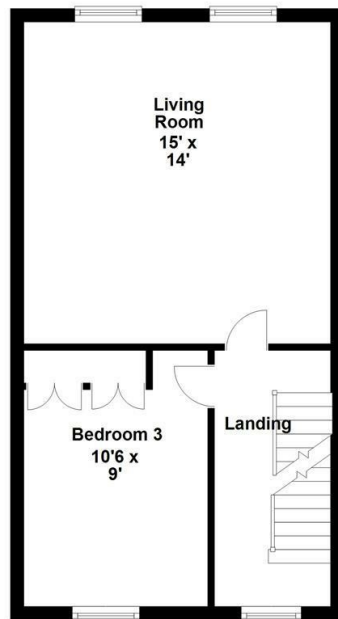
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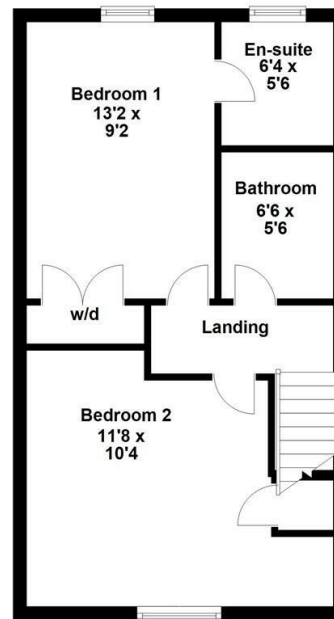
Ground Floor



First Floor



Second Floor



Floor plan not to scale - for guidance purposes only.
Floor plan created by Simpson West for their use.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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Journey Personal



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