



45 Clarendon Close

Corby, NN18 8DQ



**Simpson West**

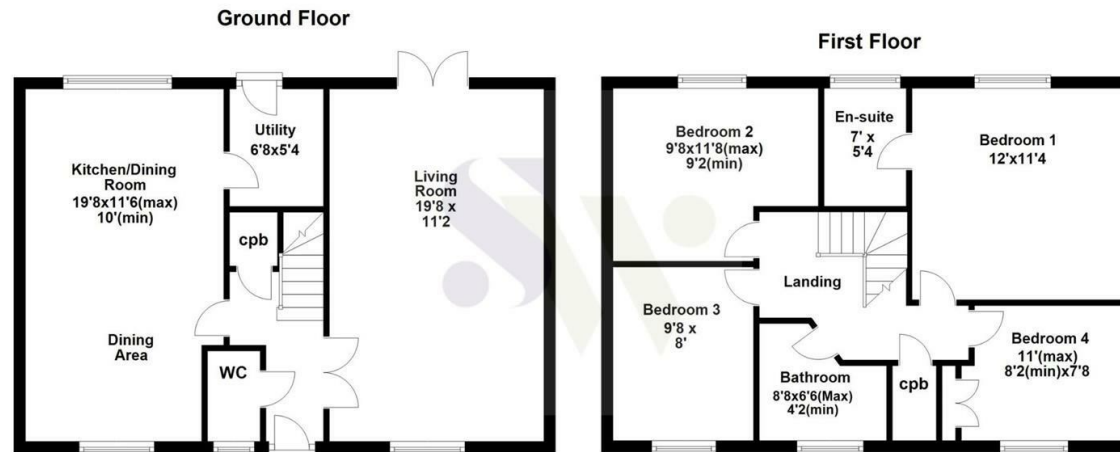
This well presented detached family home can be found in the much sought after modern village of Little Stanion and is being offered to the market for sale with NO CHAIN. The property offers an attractive floor plan with accommodation including a reception hall, cloakroom/WC, a dual aspect living room and a superb fitted kitchen/dining room with integrated appliances, attractive ceiling lighting and separate utility room. The first floor provides an airy landing, master bedroom with en-suite facilities, three further bedrooms and a family bathroom. Outside, there is a well maintained front garden with a driveway set to one side providing off road parking for TWO VEHICLES and leads to the GARAGE. The rear garden is of excellent size, and is predominantly laid to lawn with a patio area. An early visit is highly recommended of this fantastic family home if its setting is to be truly appreciated. Energy Rating to be confirmed. Council Tax Band D. Little Stanion Management fees apply - £300 per annum.



£339,950

4 2 1





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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