



8 Roman Road  
Corby, NN18 8GP



**Simpson West**

Enjoying a delightful position within the highly sought-after village of Little Stanion, this modern and well-presented three-bedroom family home is offered to the market with the added benefit of no forward chain. Ideally located within comfortable walking distance of local schools, shops and everyday amenities, the property is perfectly suited to modern family living. The accommodation begins with a welcoming entrance hall, leading to a convenient cloakroom/WC and a well-appointed kitchen. To the rear of the property is a generous living and dining area, flooded with natural light and featuring doors that open directly onto the rear garden, creating an ideal space for both relaxing and entertaining. The first floor offers two well-proportioned double bedrooms along with a stylish family bathroom. Occupying the entire second floor is an impressive master suite, complete with a dressing room and a private en-suite shower room, providing a peaceful and luxurious retreat. Externally, the property boasts a beautifully landscaped and fully enclosed rear garden, perfect for outdoor dining and entertaining. Further benefits include two allocated parking spaces conveniently located beyond the rear gate.

Early viewing is highly recommended to fully appreciate the location, layout and quality of this wonderful home. Energy rating to be confirmed.

£235,000



3



2



1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**.



**Simpson  
West**

Making Every  
Journey Personal



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