



23 Clarendon Close, Little Stanion, Corby, NN18 8DQ





# £350,000

Stuart Charles are delighted to offer for sale this FOUR DOUBLE bedroom detached family home located in the desirable Little Stanion Village. Situated close to open green space and a short walk to newly built shops and primary school and early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor comprises of a large entrance hall, lounge, kitchen/diner, guest W.C, separate dining room and study. To the first floor are four double bedrooms and a three piece family bathroom, the master and second bedroom also benefit from three piece en-suite shower rooms as well. Outside to the front is a maintenance garden that is enclosed by steel fencing, to the side off road parking is offered for two vehicles and leads to a garage. To the rear a large L shaped patio area leads onto a laid lawn and mature flower beds and this leads to a raised decking area positioned in the corner of the garden. Call now to view!!.

- LARGE LOUNGE OVER LOOKING THE GARDEN
- SEPARATE DINING ROOM
- FOUR DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- CLOSE TO BYPASS TO A14
- STUDY AND GUEST W.C
- MODERN KITCHEN/DINER
- MASTER AND SECOND BEDROOM BENIFIT FROM THREE PIECE EN-SUITES
- WALKING DISTANCE TO PRIMARY SCHOOL AND OPEN SPACE PARKS
- WALKING DISTANCE TO NEWLY BUILT SHOPPING AREA

## Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, storage cupboard, doors to:

## Study

9'7 x 8'10 (2.92m x 2.69m)

Double glazed window to front elevation, radiator, telephone point.

## Dining Room

9'7 x 9'5 (2.92m x 2.87m)

Double glazed window to front elevation, radiator.

## Guest W.C

5'7 x 2'9 (1.70m x 0.84m)

Fitted to comprise a two piece suite consisting of a low level wash hand basin, low level pedestal, radiator, extractor fan.

## Lounge

14'6 x 13'6 (4.42m x 4.11m)

Double glazed French doors to rear elevation with side panels, radiator, tv point.













### **Kitchen/Diner**

14'6 x 12'7 (4.42m x 3.84m)

Fitted to comprise a range of base and eye level units with a one and half bowl sink and drainer, gas hob, double electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, wall mounted boiler, radiator, double glazed French doors to garden with side panels.

### **First Floor Landing**

Airing cupboard, loft access, doors to:

### **Bedroom One**

10'9 x 10'8 (3.28m x 3.25m)

Double glazed window to rear elevation, radiator, tv point, built in wardrobes, door to:









### En-Suite

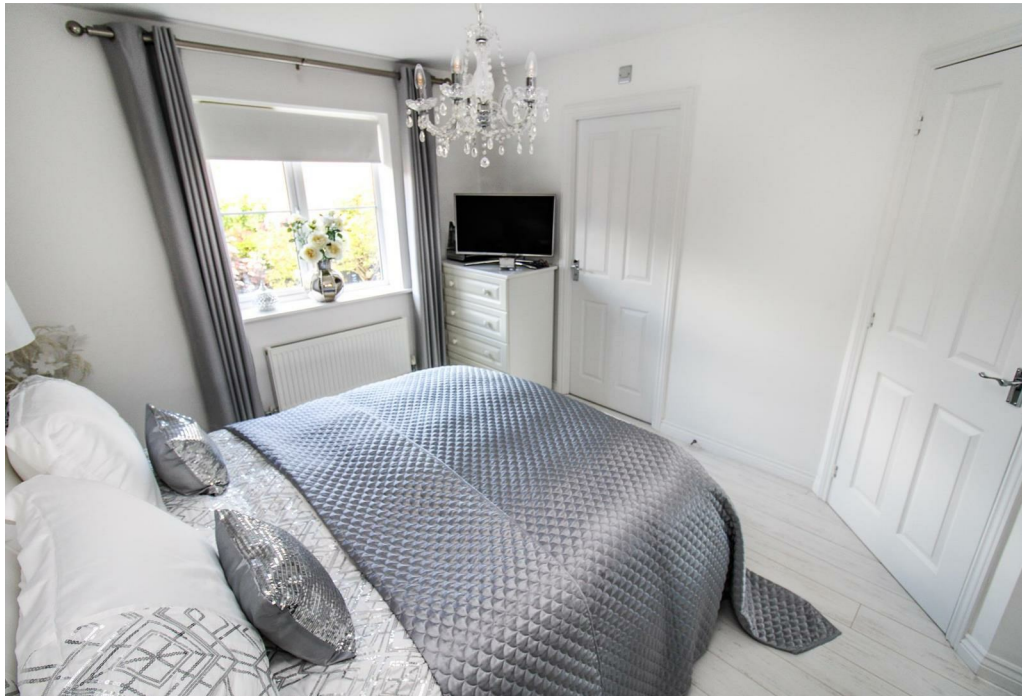
8'6 x 5'8 (2.59m x 1.73m)

Fitted to comprise a three piece suite consisting of a upgraded mains feed shower, low level wash hand basin, low level pedestal, radiator, extractor, double glazed window to rear elevation.

### Bedroom Two

13'2 x 11'3 (4.01m x 3.43m)

Double glazed window to front elevation, radiator, built in double wardrobes, door to:









### En-Suite

7'10 x 6'10 (2.39m x 2.08m)

Fitted to comprise a three piece suite consisting of a mains feed shower, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation, extractor fan.

### Bedroom Three

10'7 x 9'5 (3.23m x 2.87m)

Double glazed window to rear elevation, radiator, built in wardrobes.

### Bedroom Four

9'10 x 8'6 (3.00m x 2.59m)

Double glazed window to rear elevation, radiator.

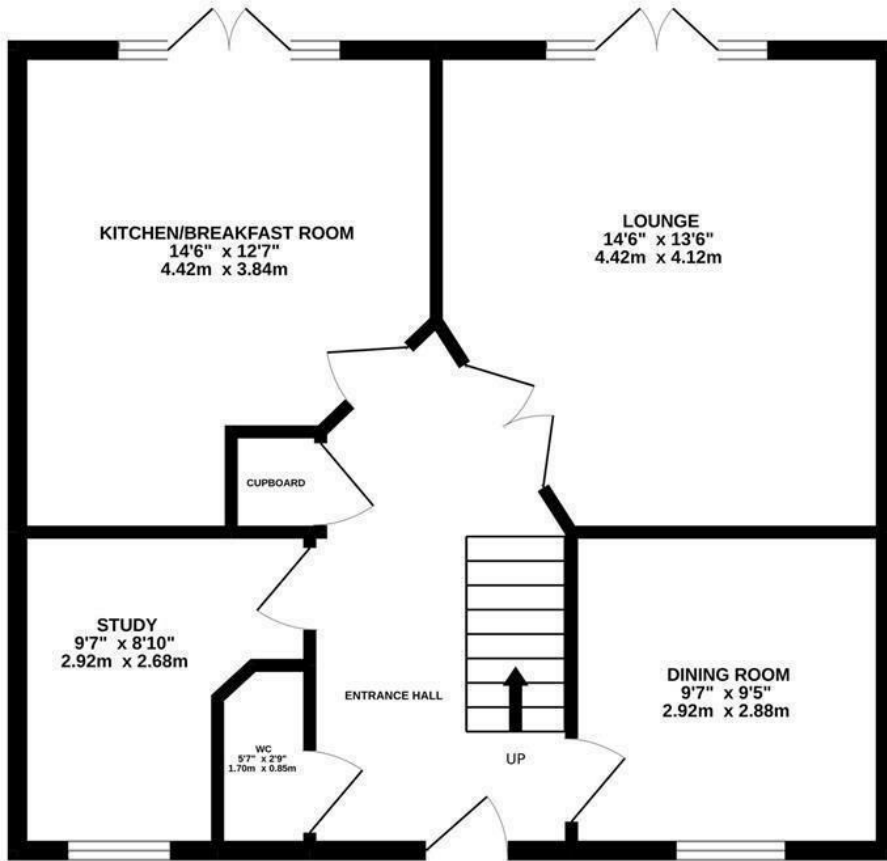




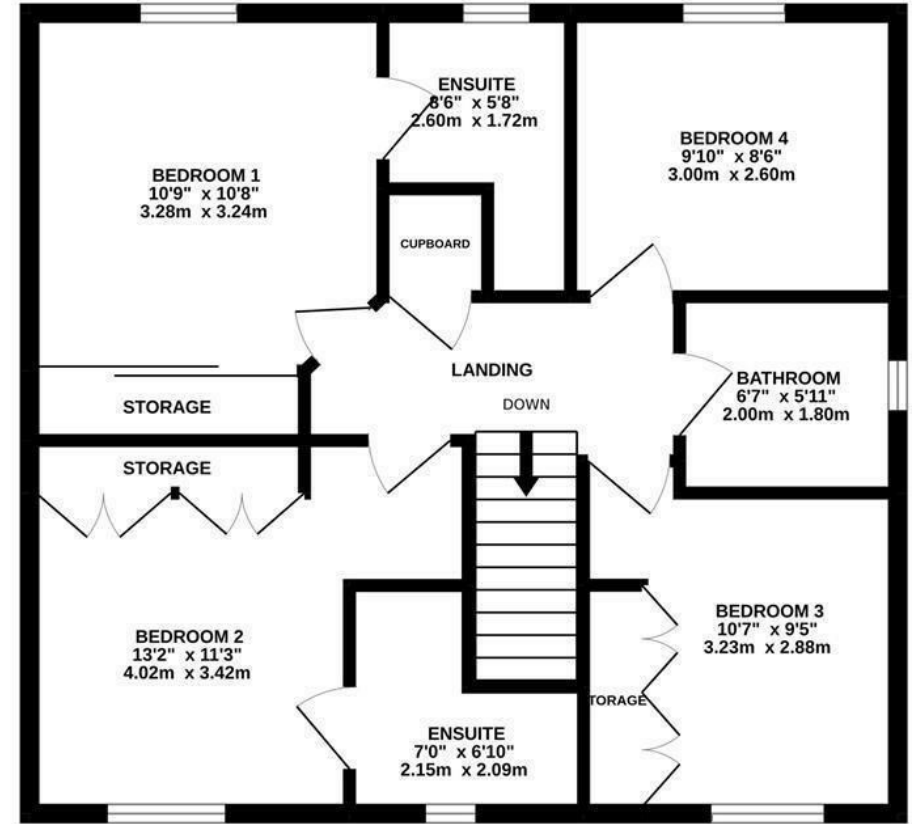




**GROUND FLOOR**  
629 sq.ft. (58.4 sq.m.) approx.



**1ST FLOOR**  
629 sq.ft. (58.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





### Bathroom

6'7 x 5'11 (2.01m x 1.80m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

### Outside

Front: A low maintenance slate and paved garden is enclosed by steel fencing to all sides.

Side: Off road parking leads to a garage.

Garage: With up and over door, power and light connected, pedestrian door to garden.

Rear: A large L shaped patio leads up onto a laid lawn and to a raised decking area situated in the corner, several planting beds enclose the garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	