



4 Little Lane, Stanion, Kettering, NN14 1DJ



**STUART
CHARLES**
ESTATE AGENTS

Offers in excess of £399,950

Stuart Charles are delighted to bring to the market this beautifully presented, stone built family home nestled away within a quiet lane in the sought after village of Stanion. . The accommodation to the ground floor has a spacious living room complete with a log burner, a well-appointed kitchen, a practical utility room, and a separate dining room perfect for family meals. The stunning conservatory bathes in natural light, providing a tranquil space to relax. Additional features on the ground floor include a convenient downstairs W/C. Upstairs, the master bedroom boasts an en-suite bathroom, complemented by three further well-sized bedrooms and a stylish family bathroom. The front of the property is framed by a neat escallonia hedge, with mature plants and bushes adding a touch of greenery, alongside a manicured lawn and a path leading to the front door. The rear garden has been beautifully landscaped, offering a peaceful retreat, while the property also benefits from a garage and a gated gravel driveway providing ample parking. Call to book a viewing!!

- SOLAR PANELS
- LANDSCAPED GARDEN
- WOOD BURNER
- CUL-DE-SAC LOCATION
- EN-SUITE TO THE MASTER
- GARAGE AND DRIVEWAY
- VILLAGE LOCATION
- READY TO MOVE INTO
- FOUR BEDROOMS
- PRIVATE REAR GARDEN

Entrance Hall

Entered via a double glazed door to the front elevation, radiator, stairs raising to the first floor landing, storage cupboard, doors to:

Guest WC

Featuring a two piece suite with low level pedestal and wash hand basin, extractor, radiator.

Living Room

17'4 x 12'5 (5.28m x 3.78m)
Double glazed window to front elevation, French doors to the conservatory, log burner, two radiators, door to:

Conservatory

12'6 x 11'8 (3.81m x 3.56m)
Wooden framed double glazed windows and doors to all sides, power and lights.

Dining room

12'9 x 9'4 (3.89m x 2.84m)
Double glazed window to front elevation, radiator, door to:







Kitchen

13'11 x 12'7 (4.24m x 3.84m)

Fitted to comprise a range of base and eye level units with sink and drainer, integrated hob, double built-in oven, extractor hood, integrated fridge/freezer, drinks fridge, integrated dishwasher, double glazed window to rear and side elevation, under floor heating, radiator.

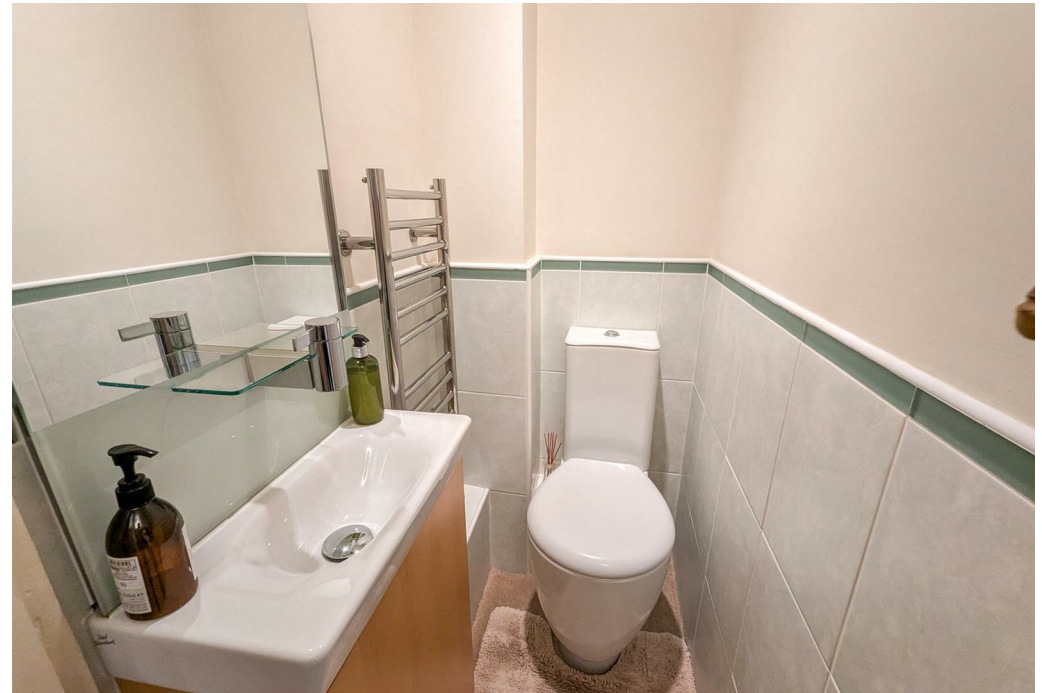
Utility Area

8'7 x 5'10 (2.62m x 1.78m)

Fitted with a range of base and eye level units, sink, under stairs storage, radiator, integrated washing machine, double glazed door to rear elevation, fire door to side elevation.

Landing

Airing cupboard., loft hatch, doors to:





Bedroom One

17'5 x 12'5 (5.31m x 3.78m)

Double glazed window to front and rear elevation, a range of fitted wardrobes and drawer units, radiator, door to en-suite.

En-Suite

5'10 x 5'9 (1.78m x 1.75m)

Featuring a three piece suite with a shower cubicle, low level pedestal, wash hand basin, double glazed window to front elevation, under floor heating, radiator.

Bedroom Two

12'10 x 12'3 (3.91m x 3.73m)

Double glazed window to front elevation, double built-in wardrobes, airing cupboard, radiator.





Bedroom Three

12'3 x 8'5 (3.73m x 2.57m)

Double glazed window to front elevation, radiator.

Bedroom Four

9'3 x 8'7 (2.82m x 2.62m)

Double glazed window to rear elevation, radiator.

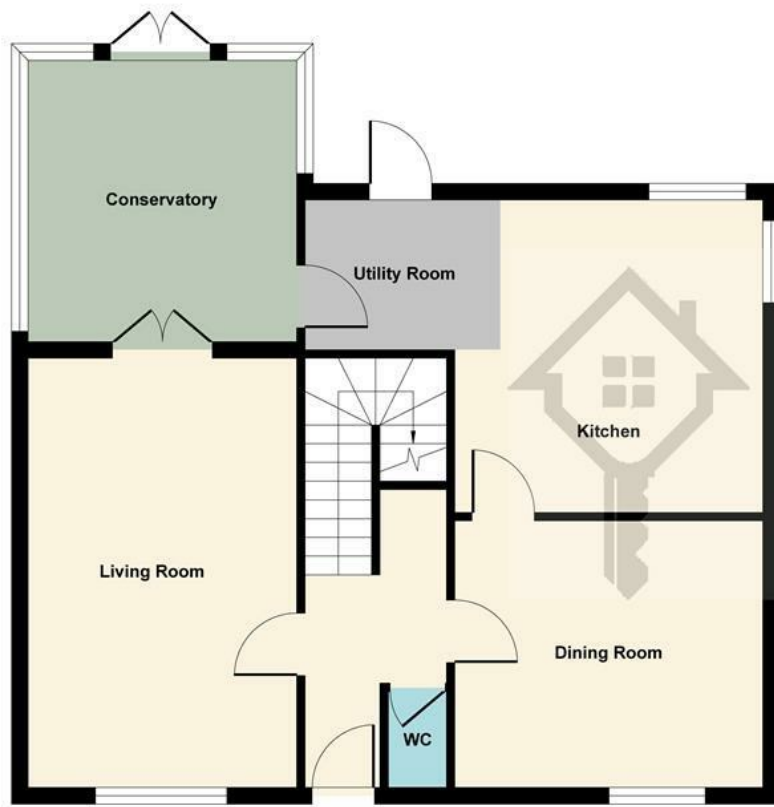
Bathroom

8'9 x 5'10 (2.67m x 1.78m)

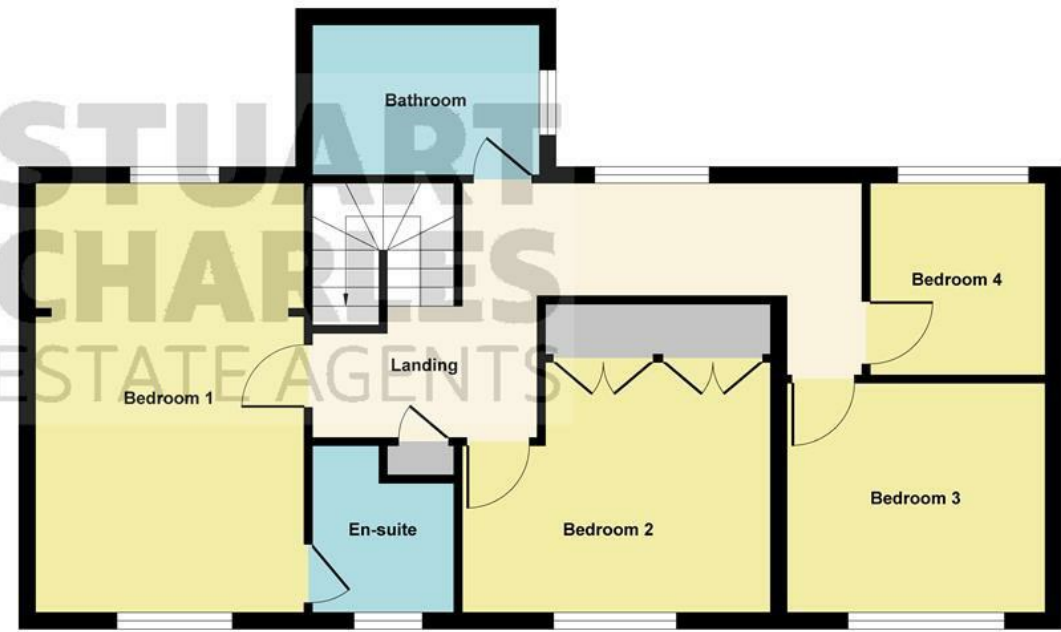
Fitted to comprise a three piece suite featuring a panel bath with mains feed shower over, low level wash hand basin, vanity unit, low level pedestal, towel radiator, under floor heating, double glazed window to side elevation.







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Outside

The front of the property is framed by a neat escallonia hedge, with mature plants and bushes adding a touch of greenery, alongside a manicured lawn and a path leading to the front door.

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Garage

17'6 x 9'10 (5.33m x 3.00m)

Power and lights, two electric car charging ports, electric roller doors, double glazed window to the side elevation.

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