



3 Epping Road, Corby, NN18 8GS

£245,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom semi detached family home located in the quiet village of Little Stanion. Situated a short walk away from little Stanion primary and several shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, kitchen and open plan lounge/diner. To the first floor are three bedrooms and a three piece family bathroom. Outside to the front is low maintenance landscaped garden while to the rear is a low maintenance garden consisting of a large decking area and low maintenance artificial lawn. Gated access leads to the allocated parking space. Call now to view!!.

- STONE BUILT
- LARGE LOUNGE/DINER
- STYLISH BATHROOM
- LANDSCAPED GARDEN
- WALKING DISTANCE TO PRIMARY SCHOOL
- MODERN KITCHEN
- THREE GOOD SIZED BEDROOMS
- GUEST W.C.
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO SHOPS

Entrance Hall

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

Kitchen

10'0 x 7'8 (3.05m x 2.34m)

Fitted to comprise and range of base and eye level units, one and a half bowl steel sink and drainer, gas hob with overhead extractor, electric oven, integrated fridge freezer, space for

automatic washing machine, spotlights, radiator, double glazed window to front elevation.

Lounge/Diner

17'0 x 15'0 (5.18m x 4.57m)

Double glazed French doors to the rear elevation, radiator, tv and telephone point, under stairs storage.

Guest WC

Featuring a two piece white suite with







low level pedestal and wash hand basin, double glazed window to the rear elevation, radiator.

Landing

Loft access, double glazed window to the side elevation doors to:

Bedroom One

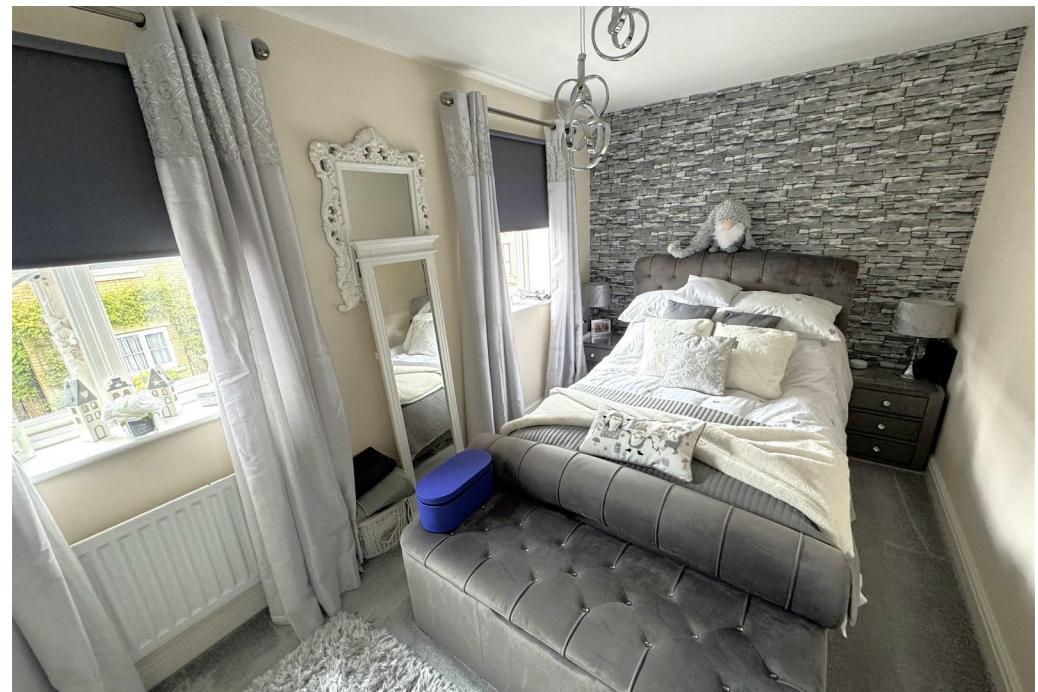
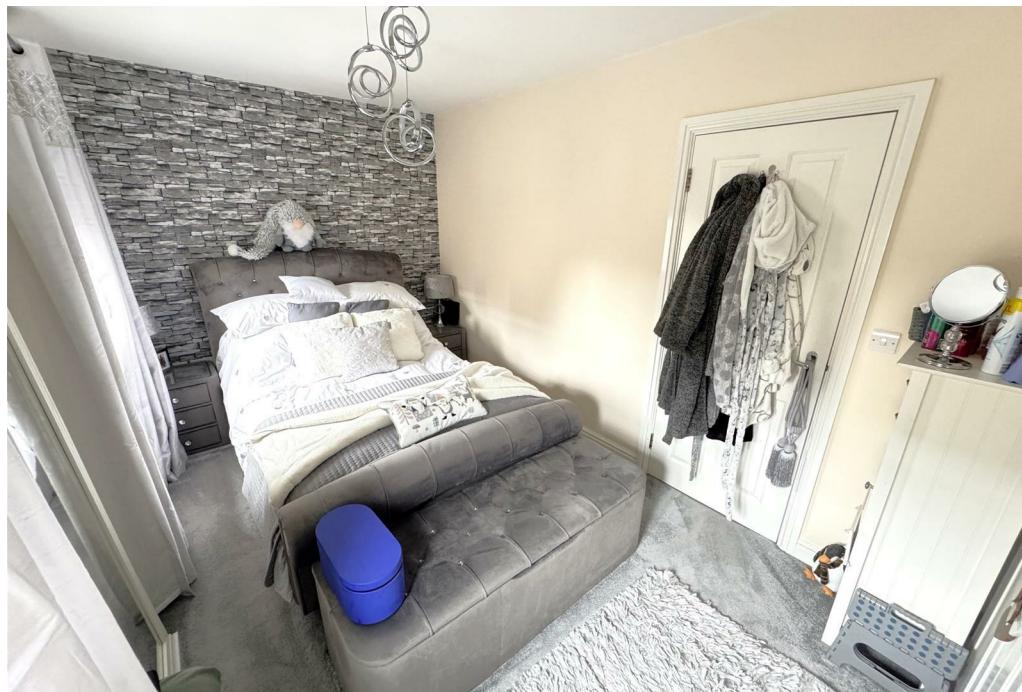
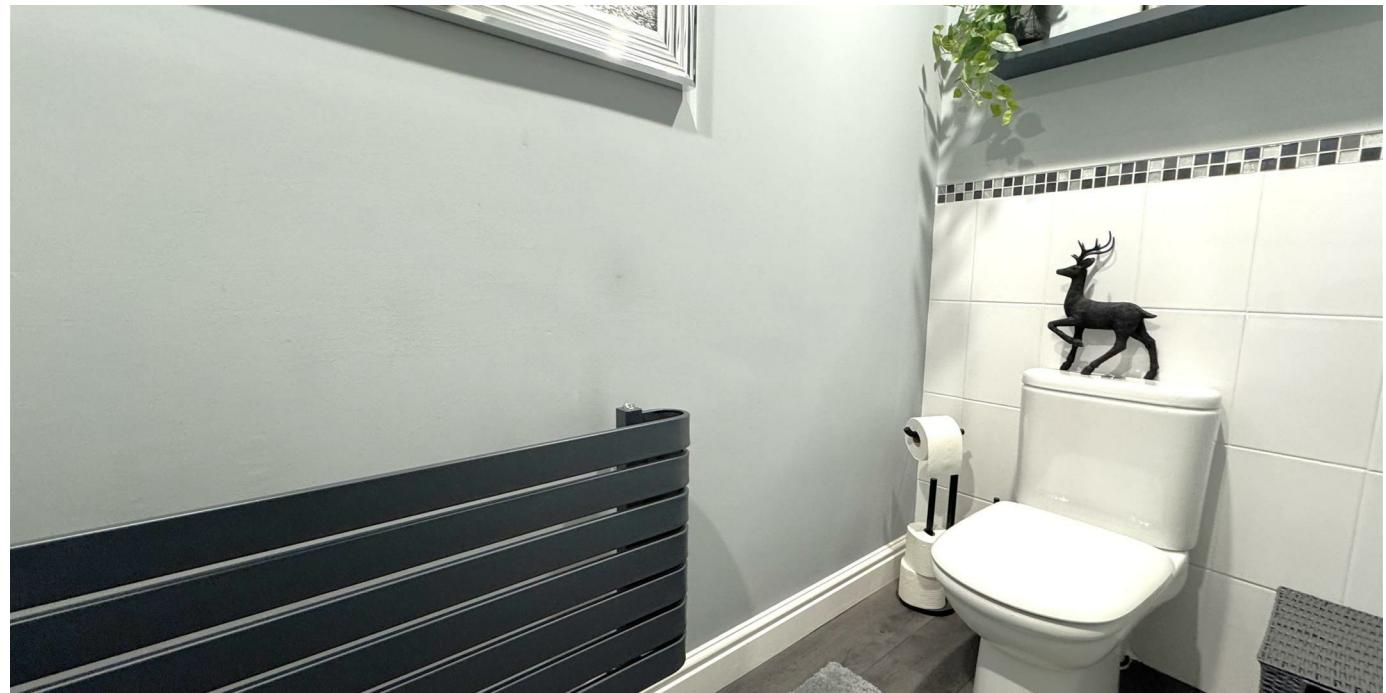
15'4 max x 8'4 (4.67m max x 2.54m)

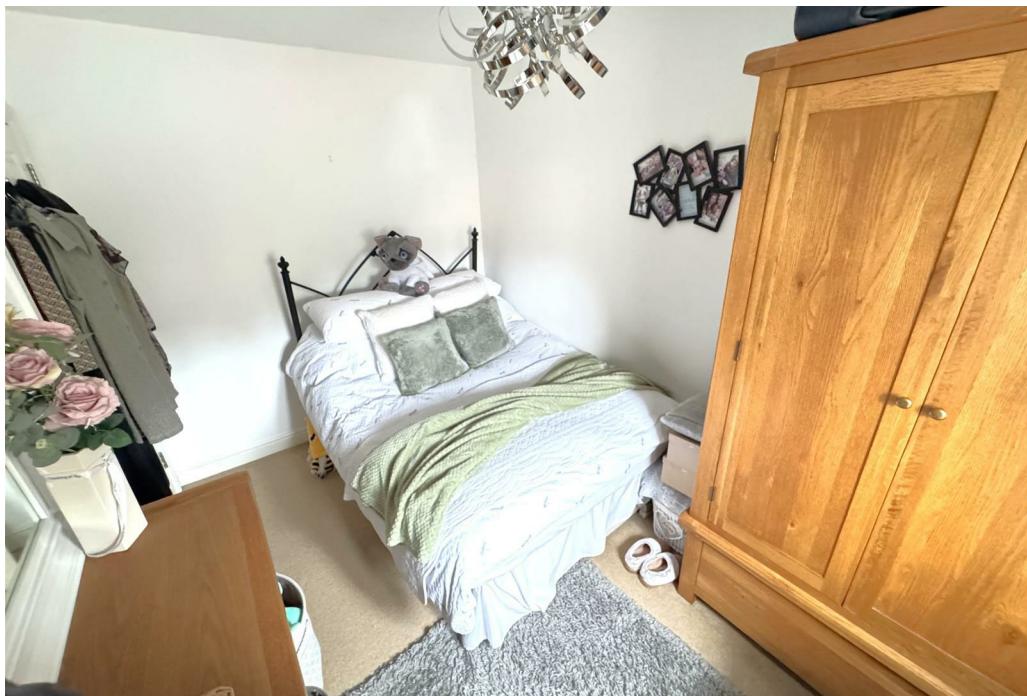
Double glazed window to front elevation, Double glazed window to front elevation, radiator, built in wardrobe.

Bedroom Two

12'0 x 7'8 (3.66m x 2.34m)

Double glazed window to rear elevation, radiator.





Bedroom Three

8'0 x 7'2 (2.44m x 2.18m)

Double glazed window to rear elevation, radiator.

Bathroom

7'8 max x 6'4 (2.34m max x 1.93m)

Featuring a three piece suite comprising a panel bath with mains feed shower over, a low level wash hand basin, a low level pedestal, radiator.

Outside

A landscaped garden consisting of decking, artificial grass and raised plant beds enclosed to all sides by timber fencing and brick walling, with timber gates giving rear access to parking area. Allocated parking space for one vehicle.





Little Stanion Management charges applicable - £275 per annum, plus private fee of £23.



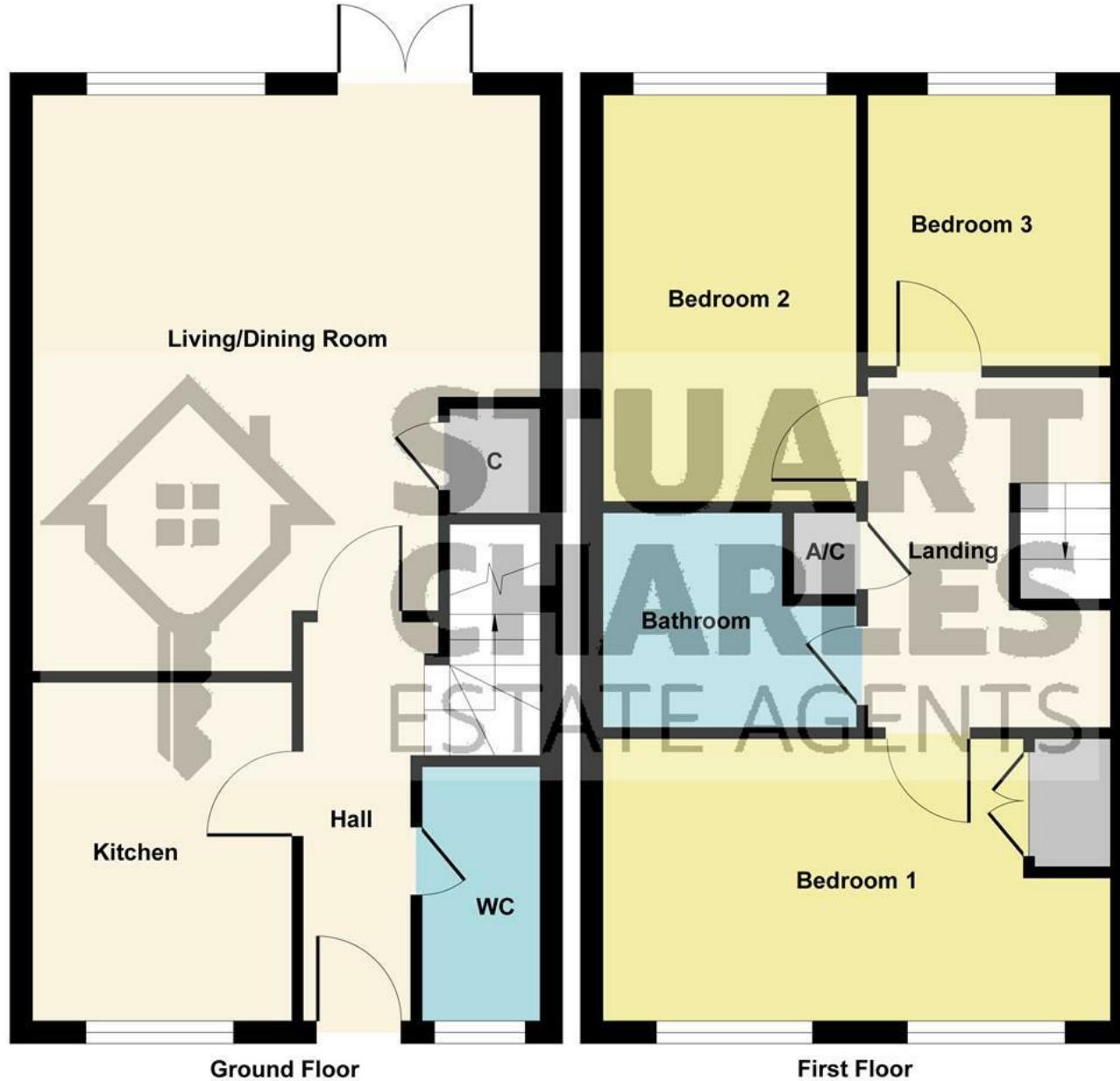


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	77
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC