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Epping Road, Little Stanion

£259,000 Freehold

BELVOIR!



Belvoir are delighted to offer new to the market with NO ONWARD CHAIN this beautifully presented three bedroom semi detached house in the popular village of Little Stanion.

The ground floor features an entrance hall, a large WC cloakroom, ample sized kitchen/dining area which flows through to the family living area at the rear. This property boasts bi-fold doors opening into the rear garden which is perfect for those who love to entertain.

The kitchen benefits from a wide range of integrated appliances which include a fridge/freezer, dishwasher, built in oven, hob and a microwave. There is also a handy under stair utility cupboard which currently houses a washing machine.

To the first floor there are three bedrooms. The master bedroom benefits from built-in wardrobes as well as an en suite shower room, the second bedroom also benefits from built-in wardrobes. In addition to the two double bedrooms there is also a single bedroom, a storage cupboard and the main family bathroom.

This property also benefits from dual heating controls which allows you to reduce and regulate the costs of heating the house.

Externally to the rear there is a large garden with ample lawn space as well as a convenient patio area. To the front of the property there is off road parking with space for 2 cars.

This property is in walking distance to the Primary School and the Tesco Express convenience store is also within easy reach.

Little Stanion is a newly developing village on the outskirts of Corby and on the edge of the famous Rockingham Forest. It is 1 mile from the Town Centre so a perfect location for those who love the countryside but need to commute. The train station in Corby will have you in London in less than an hour! Little Stanion Farm Management are responsible for the 37 acres of communal land in the Village and look after the open spaces. There is an annual management fee of £250 which contributes to making the open spaces in the village as enjoyable as possible for all of its residents to use. With play parks, outdoor gym areas, several meadows and paths to walk around this communal land can be enjoyed by everyone of all ages. There is also a village shop, primary school and a welcome community centre.

EPC Rating B. Council Tax C.

Entrance Hall

Door to the front, door to cloaks/WC and door opening into the main living area.

Cloaks/WC

Window to the front, low level WC, wall mounted hand wash basin, wall tiling, radiator.

Open Plan Kitchen/Diner

5.61m x 4.02m (18'5" x 13'2")

Open plan kitchen dining room with integrated appliances, built in oven, microwave, hob and extractor. Window to the front, radiator, space for dining table and chairs, stairs rising to the first floor, under stair utility cupboard, openings into the family living area.





Living Area

5.15m x 2.79m (16'11" x 9'2")

Bi fold doors to the rear, radiator, openings flowing into kitchen/diner areas.

First Floor Landing

0.00m x 0.00m (0'0" x 0'0")

Doors to all rooms, loft hatch, storage cupboard, window to side.

Master Bedroom

3.00m x 2.81m (9'10" x 9'2")

Window to the rear, radiator, door to en suite, built in wardrobes.

En Suite

0.00m x 0.00m (0'0" x 0'0")

Wall mounted hand wash basin, low level WC, double sized shower enclosure with glass screen doors, wall tiling, radiator.

Bedroom Two

2.81m x 3.62m (9'2" x 11'11")

Window to the front, radiator, built in wardrobes.

Bedroom Three

2.25m x 2.83m (7'5" x 9'4")

Window to the rear, radiator.

Family Bathroom

Window to the rear, radiator, panel bath with shower over, wall tiling, low level WC, wall mounted hand wash basin.

Front of Property

Driveway to the side, small area of grass, plants and shrubs separated by a path leading to the front door.

Rear Garden

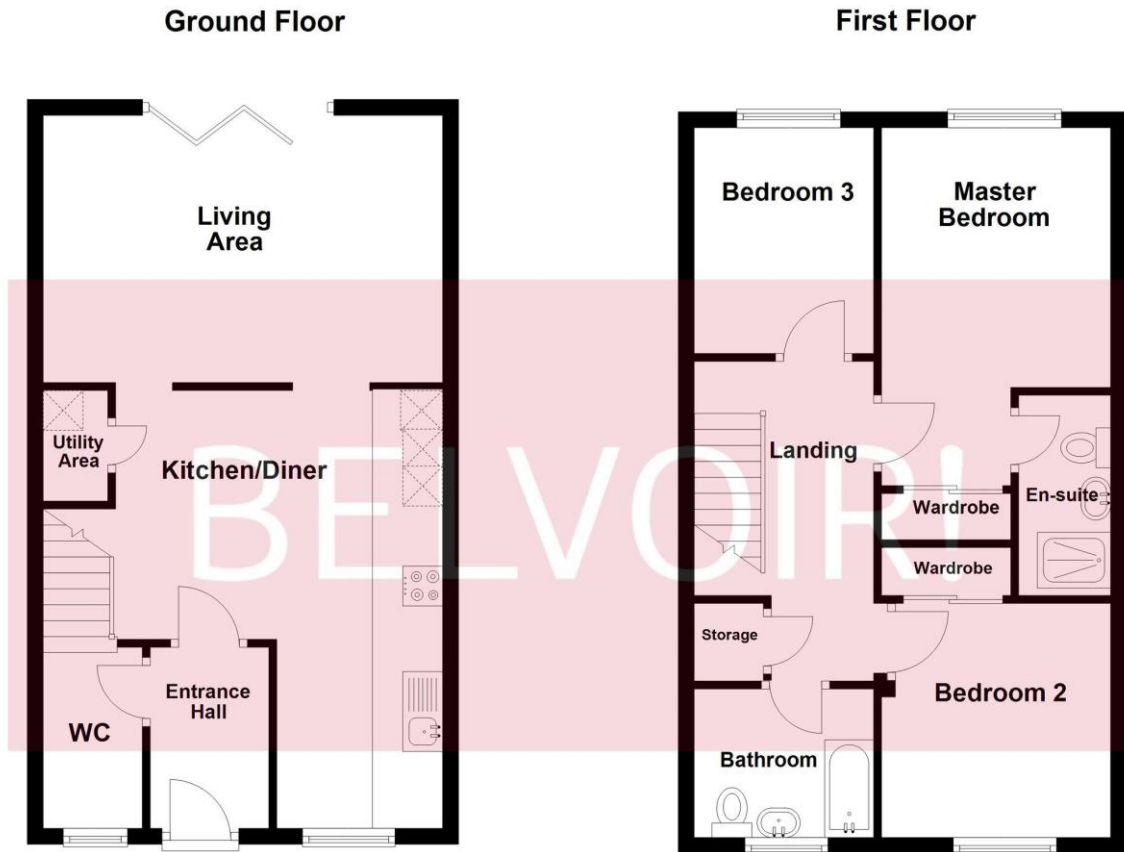
Fully fence enclosed with gated access to the side, a good sized patio area and mainly laid to lawn.

Agents Notes

Little Stanion Management Fees apply - £250 per annum

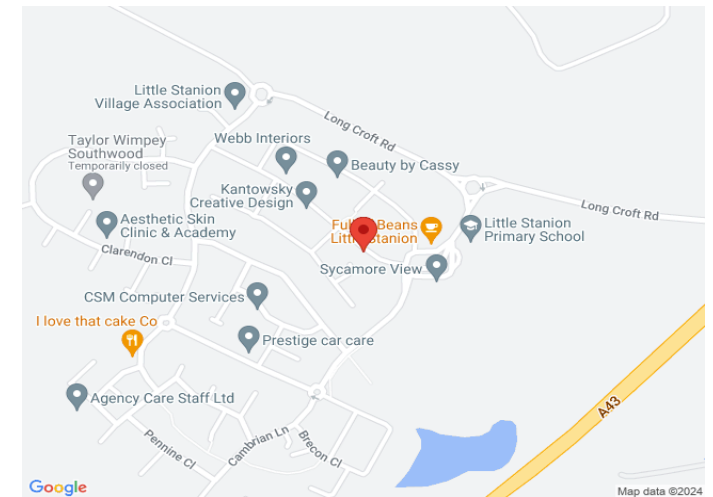
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

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