



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Plot 5 Harpers Manor, Roman Road, Little Stanion

Guide Price £320,000

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"Harpers Manor - High Specification New Homes"

First phase launch of Harpers Manor; situated towards the edge of Little Stanion, being built by James Moore Homes who have tailored the finish to a high specification to offer modern family living, under-floor heating to the ground floor accommodation, air source heat pumps, fully fitted kitchens and tiled bathrooms. This End terrace home offers accommodation over three floors comprising reception hall, guest WC, living room and a kitchen/dining room. On the first-floor, there is the main bedroom which benefits from an en-suite shower room, smart family bathroom which includes a bath and separate shower enclosure and a generously sized home office. On the second floor there are two further double bedrooms and a shower room. Outside there are two allocated parking spaces and a rear garden.

Further internal property specification and information: Little Stanion is a modern village with strong local amenities to include a primary school, Tesco express and will soon offer a cafe and another retail unit. Easy access into Corby provides further amenities to include a train station, multiple supermarkets, secondary schooling options and much more. Set towards the edge of the village, Harpers Manor is a collection of brand new homes with phase one being a total of 15 properties being offered for sale all with an exceptional specification including air source heat pump heating systems.

The accommodation is entered via an anthracite composite front door and includes an entrance hall with guest WC and stairs rising to the first floor landing. The kitchen will be fitted with a stylish range of wall and base level units with laminate work surfaces incorporating a sink with drainer and chrome mixer tap. There is an integrated range of appliances including a double oven, 4 ring induction hob, fridge/freezer and a washing machine. There are chargeable upgrade options available in the kitchen to include handleless doors, boiling water tap, linear trim options, washer/dryer and stone worksurfaces. The living room is airy and light with a large window to the front elevation. Upstairs, there is a generous sized home office which offers brilliant versatility or possibly an occasional fourth bedroom, there are three double bedrooms with the main bedroom offering a shower room en suite to include a shower enclosure, WC and pedestal wash hand basin. There is a chrome heated towel rail and Porcelanosa ceramic tiled wall surrounds and floor. The main bathroom includes white Porcelanosa sanitary ware to include a bath, separate shower enclosure, WC and a pedestal wash hand basin. Porcelanosa ceramic tiled wall surrounds and floor. Chrome heated towel rail. There are chargeable upgrade options available to the en suite and bathrooms to include a further range of Porcelanosa tiles, additional wall tiling, vanity units and LED mirrors.

Further standard specification includes but is not limited to:

2 year builder warranty

10 year Premier Guarantee

A-rated UPVC double glazed windows Anthracite in colour.

Softwood painted stairs with oak handrails.

A choice of Karndean flooring to the hallway and kitchen.

Choice of carpet with 8mm underlay to the living room, stairs, landing and upstairs rooms.

Solid oak internal doors (fire doors where required) with chrome handles.

Air Source heating system with digitally controlled underfloor heating to the ground floor.

Modern ultra-efficient aluminium radiators service the 1st and 2nd floors.

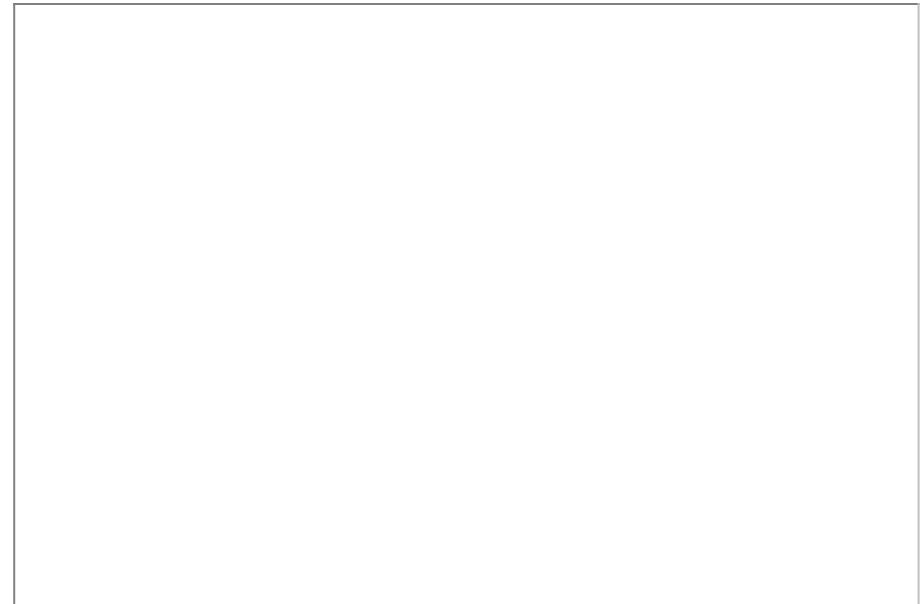
Fully pressurised hot water system with a 250 litre water storage tank.

Outside: Plot 5 is an end terraced property which fronts onto Roman Road with a rear garden which will be fully turfed and accompanied by a patio seating area. There are two allocated parking spaces located in a block paved parking court to the rear of the property





- Living Room - 4.38m x 3.1m (14'4" x 10'2")
- Kitchen//Dining Room - 5.1m x 3.94m (16'8" x 12'11") (max)
- WC - 0.9m x 1.95m (2'11" x 6'4")
- Bedroom One - 3.1m x 4.2m (10'2" x 13'9")
- Bedroom Two - 3.1m x 4.12m (10'2" x 13'6")
- Bathroom - 1.9m x 3.2m (6'2" x 10'5")
- Study - 5.1m x 3.02m (16'8" x 9'10") (max)
- Master Bedroom - 4.1m x 3.9m (13'5" x 12'9")
- En Suite - 2.8m x 1.3m (9'2" x 4'3")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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