



**HENDERSON
CONNELLAN**
ESTATE AGENTS

3 Little Lane, Stanion, NN14 1DJ

£300,000

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"Country File"

Located upon a quiet lane within this historic Northamptonshire village, this detached stone cottage is beautifully presented with a smart interior. The accommodation offers an entrance hall, guest WC, a fitted kitchen/dining room which is at the heart of the ground floor along with a generous sized sitting room and contemporary styled living room which leads onto the attractively landscaped rear garden offering green oak sleepers with retained planters and a slate paved patio. The upstairs offers a modern shower room which is fully tiled and two double sized bedrooms. There is a driveway providing parking for two cars.

Centrally located within the well regarded village of Stanion, we are pleased to offer for sale this charming two bedroom detached cottage which is being offered for sale with a smart interior, driveway parking for two cars and a pretty landscaped rear garden. The accommodation comprises entrance hall with stairs rising to the first floor landing and there is a guest WC situated off from the hall. The kitchen is central to the ground floor accommodation and is fitted with a range of base units with solid wood work surfaces with a Belfast sink and mixer tap. There are fitted shelves and a ceramic tiled floor and attractive exposed stone walling. The lounge is situated toward the front of the property and is dual aspect and features an exposed stone wall. There is a second reception room which can be a second sitting room/dining room which features French doors which open onto the pretty rear garden.

From the first floor landing there are two double bedrooms. The main bedroom benefits from fitted wardrobes while the second bedroom offers a storage cupboard. The shower room is modern and fitted with a corner shower enclosure, WC and a winged wash hand basin set within a vanity unit with ceramic tiled wall surrounds. The property benefits from a modern gas fired central heating boiler.

Outside, the well maintained plot offers tandem length driveway providing parking with gated access leading to the rear garden which offers a good degree of privacy. The rear garden has been landscaped to provide a paved patio area which is retained by raised, well stocked borders. There is a useful timber storage shed.

DETACHED COTTAGE

DRIVEWAY PARKING

TWO DOUBLE BEDROOMS

MODERN SHOWER ROOM

TWO RECEPTION ROOMS

KITCHEN/BREAKFAST ROOM

MODERN BOILER

PRIVATE REAR GARDEN

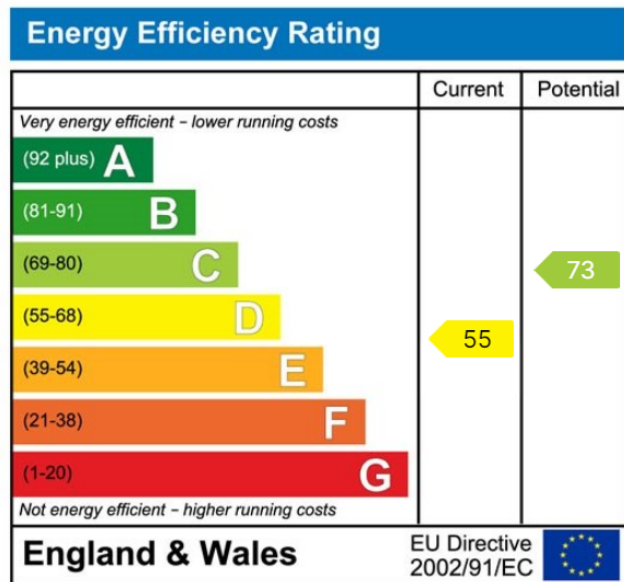
NO CHAIN

LOVELY CONDITION





- Living Room - 14' 3" x 11' 6" (4.34m x 3.51m)
- Kitchen/Breakfast Room - 16' 7" x 10' 2" (5.05m x 3.10m)
- Bedroom One - 11' 11" x 11' 6" (3.63m x 3.51m)
- Bedroom Two - 9' 1" x 13' (2.77m x 3.96m)
- Shower Room - 6' 9" x 6' 7" (2.06m x 2.01m)
- Sitting Room - 11' 7" x 13' 6" (3.53m x 4.11m)



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.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

