



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Paddocks, Stanion, Northamptonshire

£735,000

6 3 4



"Luxurious Elegance"

This Charles Church property provides accommodation which benefits from a stylish loft conversion occupying the entire top floor adding an exciting dimension to the property. Desirably located on The Paddocks with a dedicated green space to the front providing a pleasant approach to the property. The accommodation comprises reception hall, guest WC, living room with a feature Ingle Nook fire place, formal dining room, study, conservatory, modern fitted kitchen/dining room with integrated appliances and a utility room. The first floor landing leads to a bathroom and five bedrooms with two en suite shower rooms. The master suite is a beautiful room allowing for a dressing area and an en-suite which offers views over neighbouring countryside and an en-suite with a two person bath. The rear garden is landscaped with a lawn, planted borders, paved patio with a private timber decked court yard to the side where the hot tub can be enjoyed!

Set within a lovely residential enclave within Stanion the impressive detached accommodation has been extended with an impressive roof conversion and also a conservatory.

The interior is beautifully presented and provides 2500 square foot of living accommodation over three floors.

The accommodation comprises reception hall which is welcoming and airy featuring a solid oak floor, storage/cloak cupboard and a dog leg stairs case rises to the first floor landing. There is a guest WC situated off from the hall.

From the hall there is direct access to the kitchen/breakfast room, living room, dining room and the study.

The living room is dual aspect and features an inglenook style fire place with brick return, oak beam and a wood burning cassette stove inset. French doors open into the conservatory which overlooks the rear garden with doors lead out. There is a feature stone tiled floor and concealed roof blinds which can be drawn on bright days.

There is a formal dining room, ideal for entertaining while the study features a solid oak floor and a fitted range furniture including a desk top, drawers, storage cupboards and also plinth/shelving storage.

Refitted to a high standard the kitchen/breakfast room offers a stylish range of wall and base level units with Silestone work surfaces and upstands incorporating a sink with drainer and mixer tap. There is a freestanding range cooker with extractor hood, integrated dishwasher and a island/breakfast seating area. Porcelain tiled floor which extends through to the utility room

There is a separate utility room which provide access onto the side/rear garden area, this room comes with matching units and work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is space and plumbing for washing machine and tumble dryer.

Stairs rise to the master suite from the first floor landing.

From the first floor landing there is the main family bathroom and five bedrooms. The bathroom includes side panel bath, separate shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.





- Living Room - 22' 3" x 11' 2" (6.78m x 3.40m)
- Kitchen / Breakfast Room - 13' 8" x 11' 9" (4.17m x 3.58m)
- Bedroom Two 12' 10" x 11' 9" (3.91m x 3.58m)
- Bedroom Four - 11' 10" x 8' 4" (3.61m x 2.54m)
- Bedroom Six - 9' 9" x 7' 6" (2.97m x 2.29m)
- Formal Dining Room - 11' x 11' (3.35m x 3.35m)
- Utility Room 7' 8" x 5' 7" (2.34m x 1.70m)
- Bedroom Three 12' 1" x 11' 9" (3.68m x 3.58m)
- Bedroom Five - 10' 10" x 7' 5" (3.30m x 2.26m)
- Master Suite - 26' 11" x 11' 10" (8.20m x 3.61m)



04/09/2024, 10:58 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
4 The Paddocks Corby NN14 1TB	Energy rating C	Valid until: 2 September 2034
Property type Detached house	Certificate number: 7108-4580-5222-8423-3843	
Total floor area 214 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-requirements-private-properties-minimum-energy-efficiency-standard-landlord-guidance).

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

<https://find-an-energy-certificate.service.gov.uk/energy-certificate/7108-4580-5222-8423-3843?print=true>

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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

