



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Epping Road, Little Stanion, Corby, Northamptonshire
£255,000

3 2 1



"Striking a Balance"

This modern semi detached homes offers well balanced accommodation with semi open plan living space to the ground floor. Expect to see an entrance hall, guest WC, smart fitted kitchen/diner which flows to the lounge which features bi-fold doors to the rear. Upstairs there is a family bathroom and three bedrooms with a shower room en-suite to the master. The property comes with solar panels and an EV charger while the rear garden is enclosed and attractively landscaped.

Description:

Located within the modern and well serviced village of Little Stanion, this semi detached home was built by Avant Homes and offers a modern design and flow.

Little Stanion offers amenities including a primary school, Tesco's Express and a coffee shop. There are lots of walks within the dedicated green spaces.

The accommodation includes an entrance hall and a guest WC.

The kitchen/diner is open plan and fitted with a stylish range of wall and base level units with granite work surfaces incorporating an under counter sink with mixer tap and wall upstand. There is a built in oven, microwave, fridge, freezer, integrated dish washer gas hob and extractor hood. Ceramic tiled floor.

The lounge is features bi-fold doors which open onto the rear garden.

From the first floor landing there is a family bathroom which includes a side panel bath with shower and screen, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

There are three bedrooms with the master benefitting from a fitted wardrobe and a shower room en-suite including a double sized shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Outside:

The property occupies a corner position and comes with a planted frontage. The rear garden is enclosed by timber fencing and brick walling, the garden is mainly laid to lawn with planted borders and a couple of established trees. There is rear pedestrian access to the car parking spaces to the rear.

Room Measurements:

Kitchen/Diner 5.59m x 4.04m (18'4" x 13'3")

Living Room 5.18m x 2.82m (17'0" x 9'3")

Downstairs WC 2.03m x 1.5m (6'8" x 4'11")

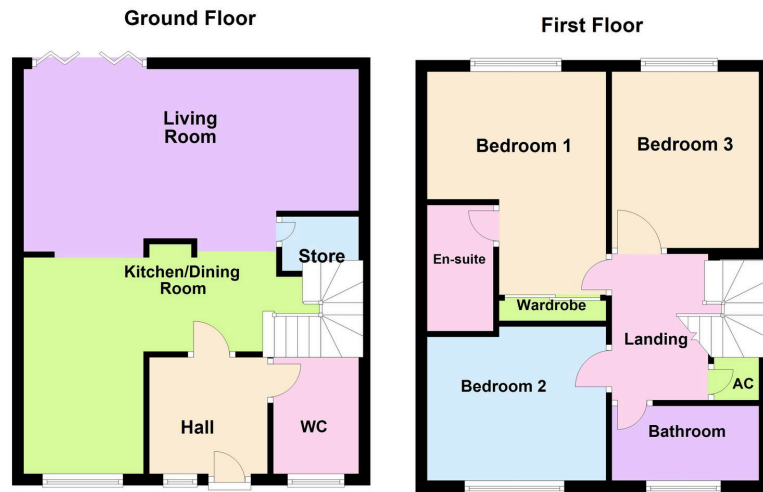
Bedroom One 4.04m x 3m (13'3" x 9'10")

Ensuite 2.29m x 1.3m (7'6" x 4'3")

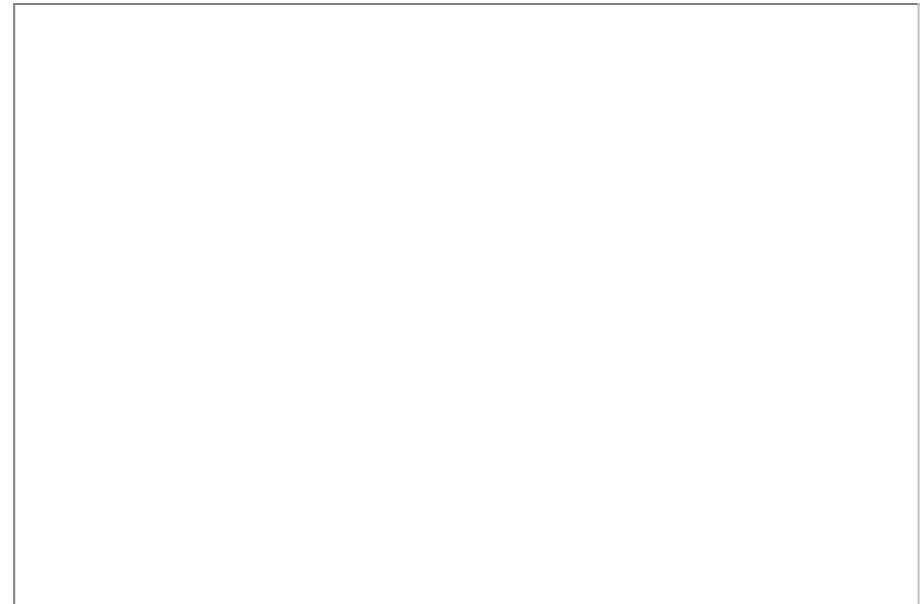
Bedroom Two 3m x 2.79m (9'10" x 9'2")

Bedroom Three 2.87m x 2.24m (9'5" x 7'4")





- Semi Detached House
- EV Charger
- Kitchen/Diner
- Guest WC, Bathroom and Shower En-suite
- Attractive Rear Garden
- Solar Panels
- Three Bedrooms
- Lounge with Bi-fold doors
- Two Parking Spaces
- Semi Open Plan Living



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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