



**HENDERSON
CONNELLAN**
ESTATE AGENTS

3 Cambrian Lane,
£220,000

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"Instant Appeal"

This modern end of terrace town house offers a well designed floor plan with accommodation comprising an entrance hall, guest WC and kitchen which is fitted with a smart range of eye and base level units, while the living/dining room is a generous size. There are three bedrooms over two floors and a family bathroom while the master benefits from fitted wardrobes and an en suite shower room. There is a shared driveway to the side of the property leading to two allocated parking spaces and an enclosed rear garden. A stylish home in a well services community.

Full Description:

Well positioned family home within Little Stanion which offers a good range of amenities and well kept open green spaces for the village residents to enjoy.

The property offers accommodation set over three floors.

There is a welcoming entrance hall with stairs rising to the first floor landing and a guest WC.

The rear facing living room/dining features UPVC patio doors which open onto the rear garden.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a one and a half bowl sink with drainer and mixer tap. There is a built in electric double oven, gas hob, extractor hood, space and plumbing for a washing machine and space for a fridge/freezer .

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

There are two well proportioned bedrooms on the first floor.

The second floor is dedicated to the master suite with a built in wardrobe and a shower room en-suite.

Outside

The property benefits from two allocated parking spaces which can be found to the side of the property accessed via a shared driveway. The rear garden offers a paved patio seating area accompanied by the main lawn and fully enclosed by timber panel fencing.

Room Measurements:

Lounge/Diner 4.44m x 3.86m (14'7" x 12'8")

Kitchen 3.43m x 1.6m (11'3" x 5'3")

WC 1.7m x 0.81m (5'7" x 2'8")

Bedroom Two 3.86m x 2.51m (12'8" x 8'3")

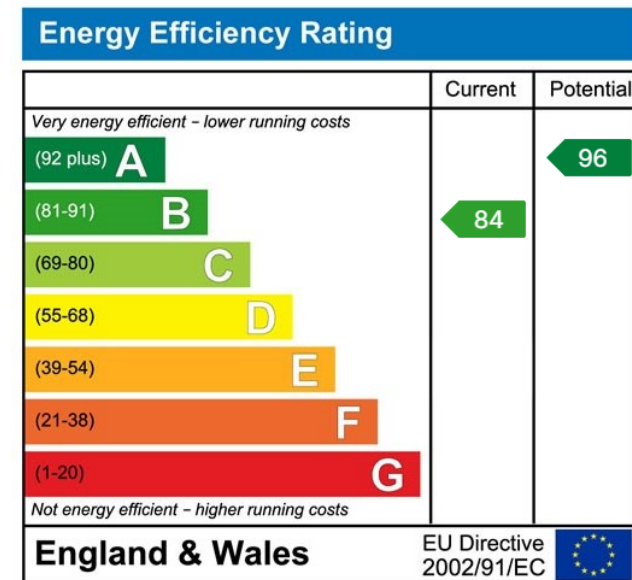
Bedroom Three 3.25m x 3.2m (10'8" x 10'6")

Bathroom 2.06m x 1.83m (6'9" x 6'0")





- End Of Terrace Family Home
- Two Allocated Parking Spaces
- Enclosed Rear Garden
- Three Bedrooms
- En-Suite Shower Room
- Smart Fitted Kitchen
- Good Local Amenities, Tesco's Express and Primary School
- Family Bathroom
- Guest WC



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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