



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

31 Cardigan Road, Stanion, Northamptonshire, NN14 1BY

£300,000

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## "Generous South Facing Rear Garden"

Offered for sale with NO CHAIN, this spacious detached bungalow provides comfortable living space with excellent room sizes. The accommodation comprises central entrance hall which is wide and airy, bright dual aspect living room, fitted kitchen linking to the dining room, two double sized bedrooms and a bathroom. Outside, the rear garden offers a good degree of privacy, is a good size and faces south to catch the afternoon sun. There is a retained frontage and single garage.

### **Description:**

Situated within the popular village of Stanion, this deceptively sized detached bungalow enjoys a generous sized south facing rear garden which offers a good degree of privacy.

Offered for sale with NO CHAIN.

The accommodation comprises entrance porch which leads to the airy reception hall which provides two separate storage cupboards.

The living room is dual aspect and enjoys a nice view of the rear garden.

The kitchen is fitted with a range of wall and base level units with work surfaces and ceramic tiled wall surrounds. A door opens onto the rear garden and there is a built in pantry storage cupboard. The kitchen links through to the dining area from which the rear garden can be accessed.

The bathroom includes a side panel bath with shower and screen. There is a WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

There are two double bedrooms with the main bedroom benefitting from two built in wardrobes.

The property benefits from gas fired central heating and uPVC double glazed windows.

### **Outside:**

The pleasant frontage has been block paved to provide driveway parking with pretty planted borders. There is a single garage and pedestrian side access to the rear garden, which faces south to attract the afternoon sun. The garden is mainly laid to lawn and there is a paved patio area. The garden is a generous size and offers a good degree of privacy.

### **Room Measurements:**

Living Room 5.26m x 3.86m (17'3" x 12'8")

Kitchen 3.45m x 3.02m (11'4" x 9'11") max

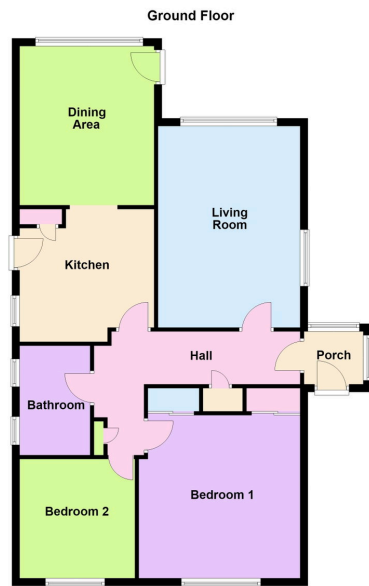
Dining Area 4.11m x 3.02m (13'6" x 9'11")

Bathroom 2.59m x 1.68m (8'6" x 5'6")

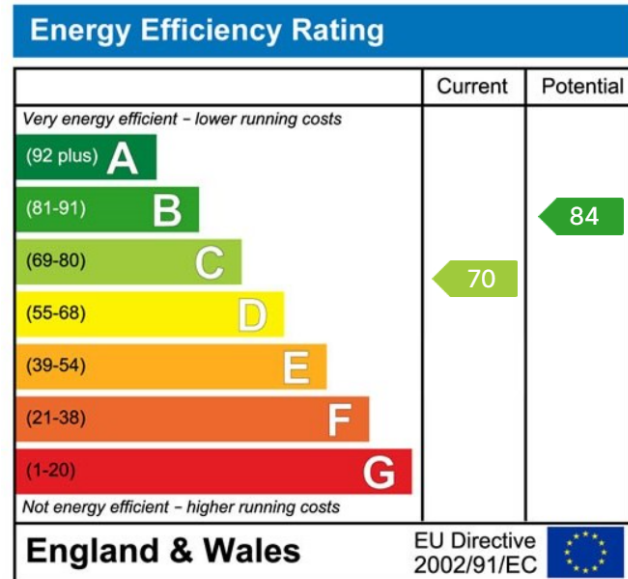
Bedroom One 4.24m x 3.96m (13'11" x 13'0") max

Bedroom Two 3.33m x 3.02m (10'11" x 9'11")





- Extended Detached Bungalow
- Two Double Bedrooms
- Garage and Driveway Parking
- No Chain
- Bright and Airy Living Room
- Generous South Facing Rear Garden
- Comfortable Level Living
- Deceptively Spacious Accommodation



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

