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Epping Road, Little Stanion

Offers Over £210,000 Freehold

# BELVOIR!

EPC Rating C. Council Tax C.



Designed with modern family living in mind, the property offers a spacious kitchen dining room and a generous living room, both featuring twin French doors that open directly onto the garden — creating a bright, airy feel and seamless indoor-outdoor living.

Upstairs, a spacious landing leads to three well-proportioned double bedrooms. The master bedroom benefits from built-in wardrobes and a private ensuite shower room. Thoughtfully designed storage throughout the home ensures there is ample space to keep everything neatly organised — ideal for a growing family. Further advantages include a convenient downstairs WC and a practical, family-friendly layout that balances comfort with functionality.

To the front of the property, a small lawned garden with a pathway leads to the front door, creating an attractive and welcoming approach.

To the rear, the enclosed garden is designed for low maintenance and features a paved patio area alongside a small section of lawn — ideal for relaxing or outdoor entertaining. A driveway to the side of the property provides off-road parking for one vehicle, adding further convenience.

### Entrance Hall

Door to the front, stairs rising to the first floor, radiator, tiled flooring. Doors to all internal rooms and under stair storage cupboard.

### Living Room

5.12m x 3m (16'10" x 9'10")

Twin french doors to the rear, radiator, window to the front, faux fire place and surround.

### Kitchen/Dining Room

6.45m x 2.39m (21'2" x 7'10")

A range of wall and base units with work surfaces and upstands over. Built in oven, hob and extractor, stainless steel sink and drainer, space and plumbing for appliances. Window to the front with twin French doors opening out to the rear, storage cupboard, radiator. Tiled flooring.

### Cloaks/WC

1.79m x 1.08m (5'11" x 3'6")

Low level WC, wall mounted hand wash basin with splash back tiling over, radiator, extractor fan.





## First Floor Landing

A wooden handrail with vertical spindles separating the stairs from the landing, loft hatch, doors to all internal rooms and storage cupboard.

## Bedroom One

3.09m x 3.08m (10'1" x 10'1")

Window to the front, radiator, built in wardrobe space, door to ensuite.

## Ensuite Shower Room

2.1m x 1.56m (6'11" x 5'1")

Low level WC, pedestal sink, heated towel rail, obscure glass window to the side, double width shower cubicle with glass sliding doors.

## Bedroom Two

3.62m x 2.45m (11'11" x 8'0")

Window to the front, radiator.

## Bedroom Three

2.63m x 2.53m (8'7" x 8'4")

Window to the rear, radiator.

## Family Bathroom

2.05m x 1.92m (6'8" x 6'4")

Low level WC, pedestal sink with splashback tiling over, obscure glass window to the rear, panel bath with full wall tiling over, shower attachment from mixer taps. Heated chrome towel rail.

## Outside

To the front - A grassed frontage with a path leading to the front door. A driveway with parking for one vehicle to the side.

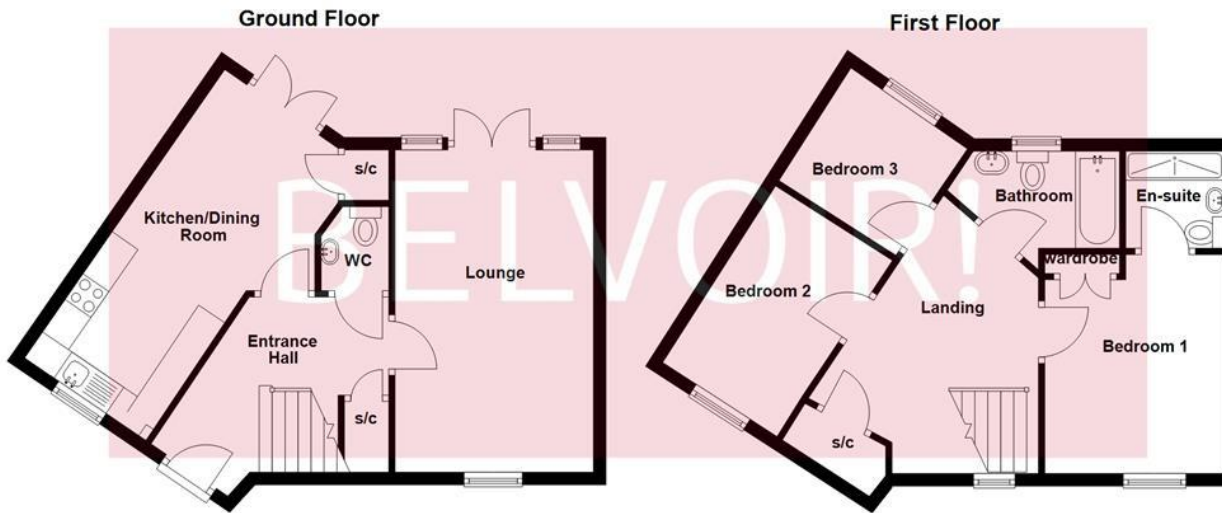
To the rear - A paved patio area with borders for plants and shrubs and a well maintained area of lawn.

## Agents Notes

Development Charge £382.32 pa (£31.86 per month)

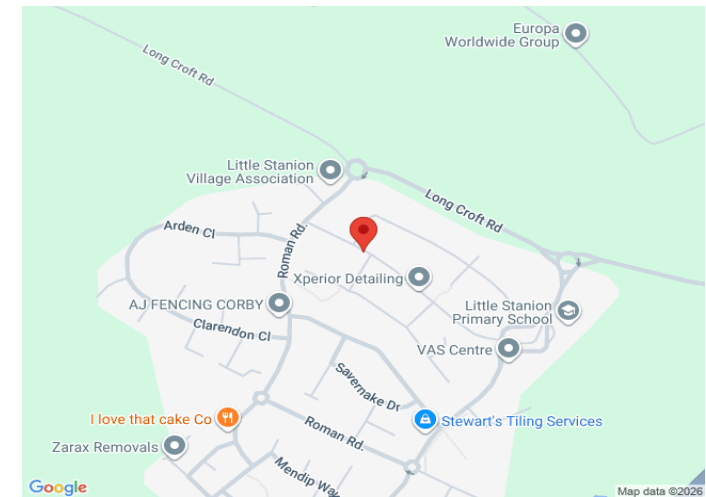
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Contact us today to arrange a viewing...

# BELVOIR!

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