



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

4 Clarendon Close, Little Stanion, Corby, NN18 8DD

£210,000

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## "Bare Faced Chic!"

This two bedroom terrace property is well located within Little Stanion and is conveniently placed for the local amenities and dedicated green spaces. The home is being offered for sale with a smart, well presented interior. The property comes with an enclosed rear garden and a single garage. The accommodation comprises entrance hall, guest WC, kitchen and a living/dining room. Upstairs there are two double bedrooms and a modern shower room. A lovely home ideal for a couple or first time buyer.

### **Description:**

Beautifully presented mid terrace home located in Little Stanion and offering well proportioned living accommodation

Welcoming entrance hall with access to the guest WC and the stairs rising to the first floor landing.

Kitchen fitted with a modern range of eye and base level units, single drainer sink with a swan neck mixer tap, ceramic hob with extractor hood above, fitted oven, space and plumbing for a washing machine, space for a fridge/freezer and ceramic tiled splash backs.

Rear facing living/dining room which is generous in size and UPVC double glazed patio doors provide access to the rear garden.

On the first floor there are two double bedrooms with bedroom one benefiting from fitted wardrobes.

Shower room fitted with a white three piece suite to comprise of a double shower cubicle, wash hand basin set on a vanity style unit, close coupled WC and ceramic tiled splash backs.

### **Outside:**

The property offers a driveway providing off road parking to the rear of the property and a single garage. The rear garden has been landscaped with low maintenance in mind being paved and fully enclosed by timber panel fencing.

### **Room Measurements:**

Kitchen 3.02m x 1.63m (9'11" x 5'4")

Living/Dining Room 4.5m x 3.66m (14'9" x 12'0") max

Bedroom One 2.97m x 2.54m (9'9" x 8'4")

Bedroom Two 3.18m x 2.67m (10'5" x 8'9") max

Shower Room 2.24m x 1.68m (7'4" x 5'6")





- Linked Terrace House
- Well Presented Interior
- Two Double Bedrooms
- Modern Shower Room
- Built-in Wardrobes in both Bedrooms
- Enclosed Rear Garden
- Single Garage
- Guest WC
- Refitted Kitchen



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

