



**HENDERSON
CONNELLAN**
ESTATE AGENTS

81 Mendip Way, Little Stanion, Northamptonshire, NN18 8GJ

£325,000

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"Form and Function"

Offering four double sized bedrooms and a well planned living space, this is a well rounded family home situated within a semi rural village location. The accommodation comprises entrance hall, guest WC/utility, study, living room, open plan fitted kitchen/dining room.

Upstairs there is a family bathroom and four bedrooms with the master benefitting from a shower room en-suite. Outside, the property comes with a driveway, tandem length detached garage and an enclosed rear garden. A well designed home offering form and function for all the family!

Description:

Well located within Little Stanion which offers good local amenities and open green spaces.

The property offers a well designed floorplan with accommodation comprising entrance hall with stairs rising to the first floor landing.

There is a combined guest WC/utility room which includes a WC, pedestal wash hand basin with ceramic tiled wall surrounds and floor which comes with plumbing for a washing machine and cabinet storage.

There is a study.

The open plan kitchen/dining room features French doors which open onto the rear garden. There is an opening to the living room. There is a fitted range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is a built in double oven, gas hob, extractor hood, integrated fridge and freezer and a dishwasher. Ceramic tiled floor.

The living room is a generous size and features a deep box bay window to the front elevation.

From the first floor landing there is an airing cupboard.

There are four double sized bedrooms with the master bedroom benefitting from an en-suite shower room.

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

Gas fired central heating and uPVC double glazed windows.

Outside:

The frontage has been landscaped for easy maintenance. There is a driveway which provides parking and access to the detached tandem length garage. The rear garden is enclosed by timber fencing and is mainly laid to lawn with a paved patio area.





- Living Room 4.47m x 3.51m (14'8" x 11'6")
- Kitchen/Dining 7.65m x 3.12m (25'1" x 10'3")
- Study 2.49m x 1.93m (8'2" x 6'4")
- Bathroom 2.03m x 1.88m (6'8" x 6'2")
- En-Suite 2.01m x 1.5m (6'7" x 4'11")
- Bedroom Three 3.45m x 3.07m (11'4" x 10'1") max
- WC/Utility 1.88m x 1.7m (6'2" x 5'7")
- Bedroom One 4.19m x 3.51m (13'9" x 11'6") max
- Bedroom Two 4.39m x 2.79m (14'5" x 9'2") max
- Bedroom Four 3.2m x 2.46m (10'6" x 8'1")



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

