



191 Roman Road, Corby, NN18 8SJ



# £280,000

Situated in the ever popular village of Little Stanion and offered with a COMPLETE CHAIN is this FOUR DOUBLE bedroom THREE STOREY family home. Situated a short walk away from the primary school and local shops an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of an entrance hall, guest W.C, kitchen/diner and Bow fronted lounge. To the first floor is the master bedroom with fitted wardrobes and a three piece en-suite as well as bedroom two. To the second floor are two further double bedrooms and a three piece family bathroom. Outside to the front is a low maintenance laid lawn which leads to a driveway which provides off road parking an this leads to the garage which is located under a coach house to the side. To the rear a patio area leads onto a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- COMPLETE CHAIN
- THREE PIECE BATHROOM AND THREE PIECE EN-SUITE
- BOW FRONTED LOUNGE
- THREE STOREY
- WALKING DISTANCE TO TESCO
- FOUR DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN/DINER
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO PRIMARY SCHOOL
- A FIVE MINUTE DRIVE TO THE TRAIN STATION AND LOCAL SHOPPING AREA'S IN CORBY

## Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

## Guest W.C

Fitted to comprise a two piece suite consisting of low level pedestal, low level wash hand basin, radiator.

## Kitchen/Diner

15'4 x 10'2 (4.67m x 3.10m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, electric oven, integrated fridge/freezer, radiator, double glazed window and door to rear elevation, double glazed window to side elevation.







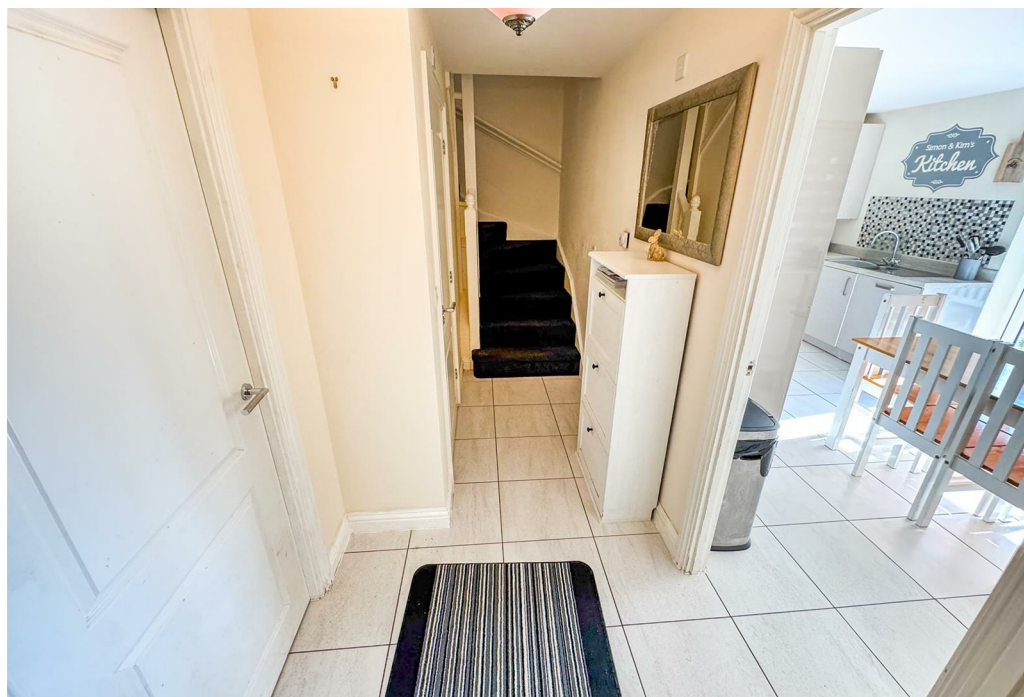
## Lounge

15'4 x 12'6 (4.67m x 3.81m)

Double glazed window to front and side elevation, Tv point, telephone point, radiator.

## First Floor Landing

Stairs rising from ground floor, doors to:





### Bedroom One

10'2 x 9'4 (3.10m x 2.84m)

Double glazed window to side elevation, radiator, Tv point, two double wardrobes, door to:

En-Suite: Fitted to comprise a three piece suite consisting of mains feed shower cubicle, low level wash hand basin, low level pedestal, radiator, extractor fan, double glazed window to front elevation.

### Bedroom Two

15'4 x 12'6 (4.67m x 3.81m)

Double glazed bow window to front elevation, radiator.

### Second Floor Landing

Stairs rising from first floor, doors to:





### Bedroom Three

15'4 x 9'6 (4.67m x 2.90m)

Double glazed window to side elevation, radiator.

### Bedroom Four

15'4 x 10'2 (4.67m x 3.10m)

Double glazed window to side elevation, radiator.

### Bathroom

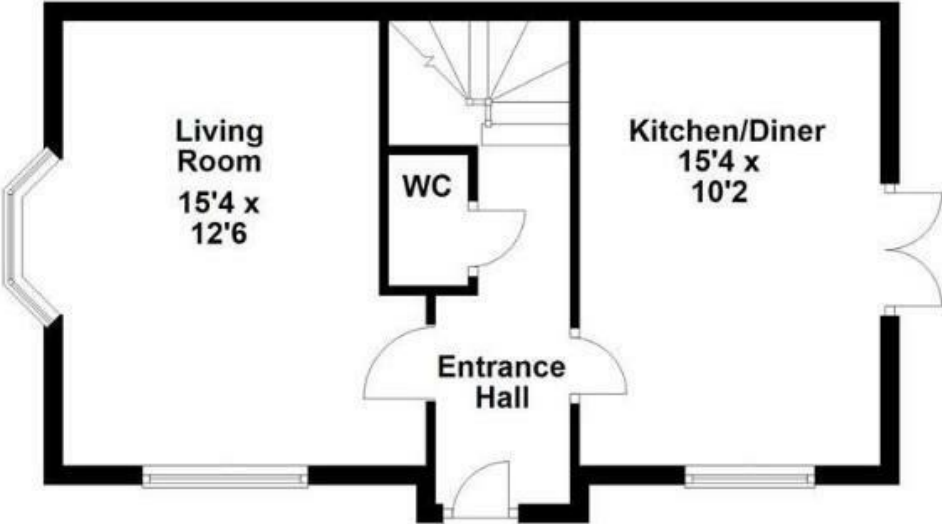
10'2 x 6'8 (3.10m x 2.03m)

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level wash hand basin, low level pedestal, radiator, extractor fan.

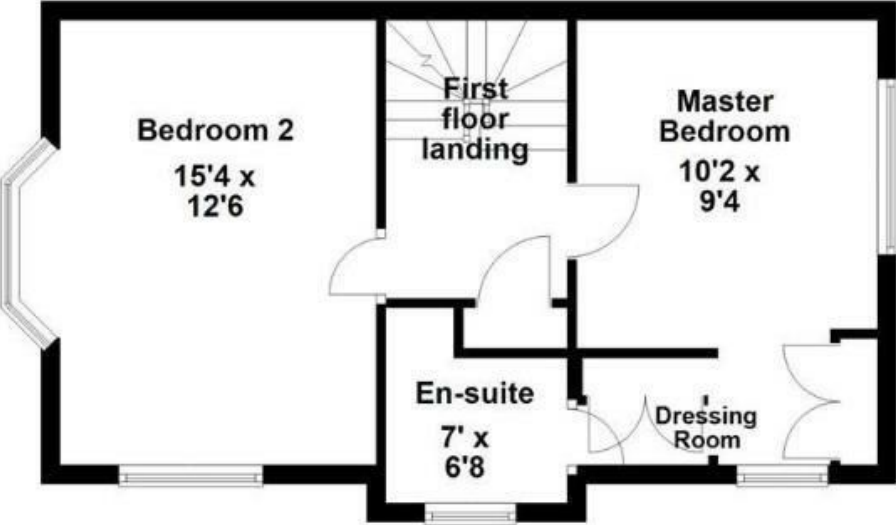




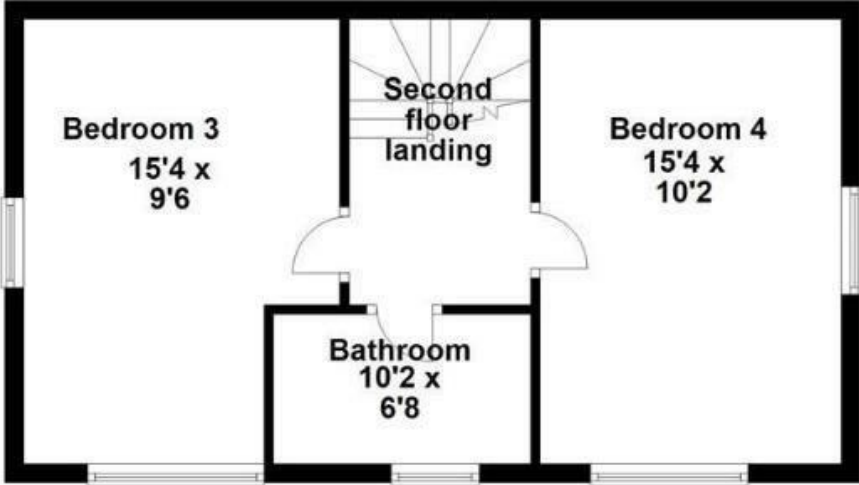
**Ground Floor**



**First Floor**



**Second Floor**





## Outside

Front: A low maintenance lawn leads to an off road parking space and garage.

Garage: Located under a coach house and with a up and over door.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides with gated access.

An estate fee is payable of circa £300.00 a year.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	