



**HENDERSON
CONNELLAN**
ESTATE AGENTS

7 Willow Lane, Stanion, Corby, Northamptonshire, NN14 1DT

£300,000

3 1 2



"Room to Bloom"

Occupying a generous south/south-east facing plot in the ever-popular village of Stanion, this deceptively spacious semi-detached home presents an exciting opportunity to create a wonderful family home. Offering well-balanced accommodation, plenty of parking and excellent scope for modernisation, it's a property ready to flourish in the hands of its next owner. The accommodation comprises hall, comfortable living room, conservatory and a spacious kitchen/dining room, complemented by a practical side porch, utility room, boot room and separate WC. To the first floor are three bedrooms, a family bathroom and separate WC. Outside, the property continues to impress with a substantial rear garden providing plenty of space for families, keen gardeners or those looking to extend, subject to the necessary consents. Two driveways, a single garage with an electrically operated door and the desirable village location complete this fantastic opportunity.

Description:

This established semi detached property is well located within Stanion, a thriving community village with good transport links and offering some lovely countryside walks.

The accommodation comprises entrance hall with a dogleg stair case rising to the first floor landing.

There is a lounge featuring sliding patio doors leading into the conservatory which overlooks the rear garden.

The kitchen/diner is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. This room is dual aspect allowing good natural light to flood in.

From the side porch, the driveway can be accessed. There is a guest WC with storage, which was formally a ground floor shower room.

There is a utility and a boot room.

From the first floor landing there are three bedrooms, the first and second bedroom benefits from wardrobes/storage space.

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

Modern uPVC double glazed windows and a gas fired central heating system.

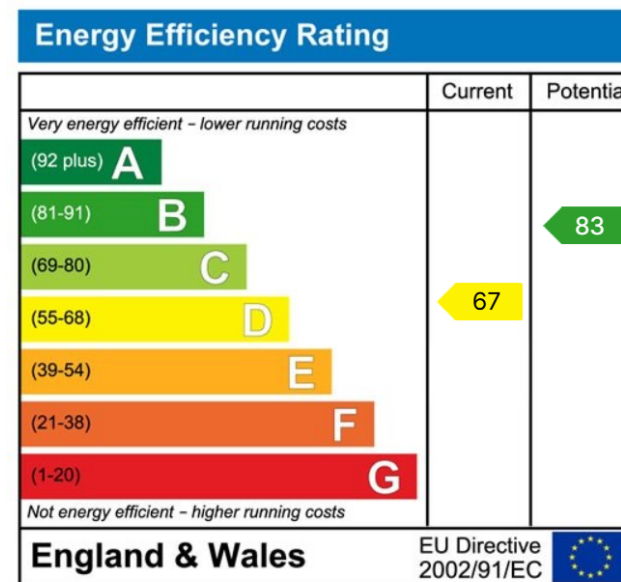
Outside:

The generous sized plot offers TWO DRIVEWAYS for off road car parking in addition to a single garage which benefits from an electric operated door. The front garden is well maintained and retained by gates and a brick wall. The rear garden faces south/south east and is fully enclosed offering patio areas, neat lawn, bush and shrub borders all offering great outside potential.





- Hall 3.86m x 1.83m (12'8" x 6'0")
- Lounge 5.13m x 3.25m (16'10" x 10'8")
- Kitchen/Diner 5.21m x 4.34m (17'1" x 14'3") max
- Side Porch 1.52m x 1.07m (5'0" x 3'6")
- Utility Room 2.44m x 1.52m (8'0" x 5'0")
- Boot Room 3.05m x 1.78m (10'0" x 5'10")
- Bedroom One 4.24m x 3.05m (13'11" x 10'0")
- Bedroom Two 3.1m x 2.82m (10'2" x 9'3")
- Bedroom Three 3.35m x 1.96m (11'0" x 6'5")
- Bathroom 2.31m x 2.29m (7'7" x 7'6") max



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

