



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Harpers Manor, Roman Road, Little Stanion, Corby, NN18 8SJ

£400,000

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First phase launch of Harpers Manor; situated towards the edge of Little Stanion and tailored to a high specification finish offering modern family living, under-floor heating to the ground floor accommodation, air source heat pumps, fully fitted kitchens and tiled bathrooms. This semi detached home offers accommodation over three floors comprising reception hall, guest WC, living room and a kitchen/dining room. On the first-floor, there are two double bedrooms and smart family bathroom which includes a bath and separate shower enclosure. On the second floor is the main bedroom with en suite and a generous sized home office. Outside there are two allocated parking spaces and a rear garden.

**Description:** Little Stanion is a modern village with strong local amenities to include a primary school, Tesco express and will soon offer a café and another retail unit. Easy access into Corby provides further amenities to include a train station, multiple supermarkets, secondary schooling options and much more. Set towards the edge of the village, Harpers Manor is a collection of brand new homes with phase one being a total of 15 properties being offered for sale all with an exceptional specification including air source heat pump heating systems. The accommodation is entered via an anthracite composite front door and includes an entrance hall with guest WC and stairs rising to the first floor landing. The kitchen will be fitted with a stylish range of wall and base level units with laminate work surfaces incorporating a sink with drainer and chrome mixer tap. There is an integrated range of appliances including a double oven, 4 ring induction hob, dish washer, fridge and freezer. The living room is airy and light with a large floor to ceiling window to the front elevation. Upstairs, there is a generous sized home office which offers brilliant versatility or possibly an occasional fourth bedroom, there are three double bedrooms with the main bedroom offering a shower room en suite to include a shower enclosure, WC and pedestal wash hand basin. There is a chrome heated towel rail and Porcelanosa ceramic tiled wall surrounds and floor. The main bathroom includes white sanitary ware to include a bath, separate shower enclosure, WC and a pedestal wash hand basin. Porcelanosa ceramic tiled wall surrounds and floor. Chrome heated towel rail.

**Further standard specification includes but is not limited to:**

2 year builder warranty  
10 year New Home Guarantee with ICW  
A-rated UPVC double glazed windows Anthracite in colour.  
Softwood painted stairs with oak handrails.  
Quickstep Classic Laminate will be installed throughout the ground floor.

Porcelanosa tiles will be installed as previous in bathrooms and ensuites.  
Carpet with 8mm underlay to the living room, stairs, landing and upstairs rooms.  
Solid oak internal doors (fire doors where required) with chrome handles.  
Air Source heating system with digitally controlled underfloor heating to the ground floor.  
Modern ultra-efficient aluminium radiators service the 1st and 2nd floors.  
Fully pressurised hot water system with a 250 litre water storage tank.

**Outside:**

Plot 15 is a detached property with a rear garden which will be fully turfed and accompanied by a patio seating area. There is a frontage and a block paved driveway which provides tandem car parking space.







- Living Room 4.06m x 2.84m (13'4" x 9'4")
- Kitchen Diner 5.99m x 4.98m (19'8" x 16'4")
- Bedroom One 4.17m x 3.61m (13'8" x 11'10")
- Ensuite Shower Room 1.83m x 1.83m (6'0" x 6'0")
- Bedroom Two 4.95m x 3.05m (16'3" x 10'0")
- Bathroom 2.67m x 1.98m (8'9" x 6'6")
- Bedroom Three 4.93m x 3.05m (16'2" x 10'0")
- Shower Room 2.34m x 2.03m (7'8" x 6'8")
- Bedroom Four 5.94m x 3.58m (19'6" x 11'9")



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.

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