



32 Arden Close
Little Stanion, NN18 8FY



Situated in the highly sought after village of Little Stanion and presented with NO ONWARD CHAIN, and fronting onto a dedicated green area, this exceptional four-bedroom detached home is presented in immaculate condition throughout and boasts an impressive specification.

Arranged over three floors, the ground floor features a well-appointed kitchen with French doors opening directly onto the garden, complemented by a separate dining room, a practical utility room, and a downstairs W/C.

On the first floor, a bright and airy lounge overlooks the public green space and is flooded with natural light. The lounge sits alongside the master bedroom, which comes complete with a stylish en-suite. The second floor offers three further bedrooms and a modern family bathroom.

Outside, the property enjoys a private, fully fenced garden with mature shrubbery, a neat lawn, a decked seating area, and a paved patio — ideal for outdoor dining and relaxation. To the front of the property, there is a single garage and parking for two cars, situated on a private driveway. Early viewing is highly recommended to avoid disappointment. EPC - C. Council Tax Band - E.

£349,950



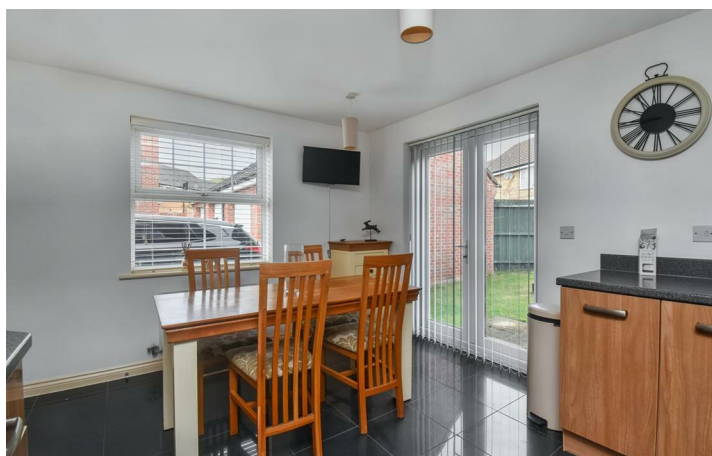
4



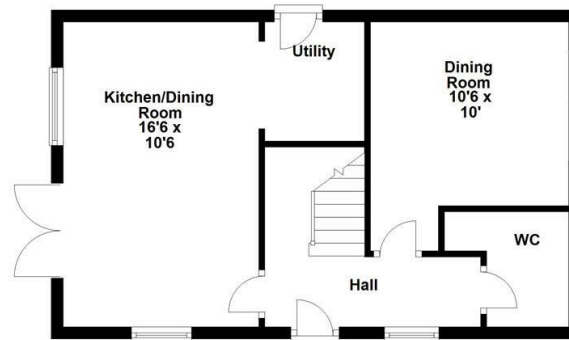
2



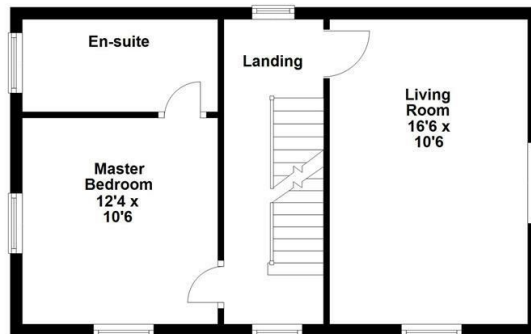
2



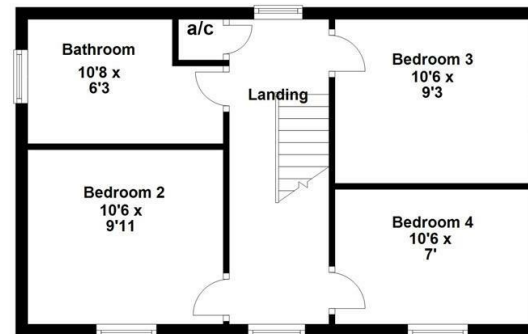
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH