



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Willow Lane, Stanion, Kettering, Northamptonshire

Offers Over £550,000

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"A True Family Haven in Stanion"

Discover this exceptional, individually built detached family home, ideally situated on an established road within the desirable village of Stanion. Offering an abundance of space, this property boasts generously sized living accommodation, including a welcoming entrance hall, guest WC, a bright living room with an open feature fireplace, and a separate formal dining room for entertaining. The heart of the home is a well-appointed kitchen/breakfast room complemented by a separate utility room. Upstairs, you'll find five well-proportioned bedrooms, with the master enjoying the privacy of an en-suite shower room, alongside a contemporary family bathroom. Outside, the property benefits from a block paved driveway providing ample off-road parking, a double garage, and beautifully landscaped gardens to the rear, perfect for relaxation and outdoor enjoyment.

Description:

Nestled on a quiet, established road in the sought-after village of Stanion, this beautifully presented, individually built detached family home offers impressive space and comfortable living. Step inside to a welcoming entrance hall, where stairs gracefully ascend to the first-floor landing. A convenient guest WC is located on the ground floor. The dual-aspect living room is a bright and airy space, featuring an inviting open fireplace and UPVC double glazed patio doors that lead directly to the rear garden, perfect for seamless indoor-outdoor living. A separate formal dining room provides an elegant setting for meals and entertaining guests. The kitchen/breakfast room is fitted with a modern range of eye and base level units, complemented by roll top work surfaces. It includes a ceramic single drainer sink with a swan neck mixer tap, a gas hob with an extractor hood above, and a fitted eye-line double oven. There is ample space and plumbing for a dishwasher, a fridge, and a freezer, along with ceramic tiled splash backs and room for a breakfast table. A UPVC double glazed door offers convenient access to the rear garden. Adjacent, the utility room ensures practical living with its fitted eye and base level units, roll top work surface, single drainer sink, space, and plumbing for a washing machine, all finished with ceramic tiled wall surrounds.

The first floor hosts five well-proportioned bedrooms, providing flexible accommodation options. Four of these bedrooms benefit from fitted wardrobes, offering excellent storage solutions. The master bedroom enjoys the luxury of a private en-suite shower room, creating a personal retreat.

Completing the first floor is the family bathroom, fitted with a modern white three-piece suite comprising a panel enclosed bath with a shower above, a wash hand basin set on a vanity unit, a close coupled WC, and ceramic tiled wall surrounds.

Further benefits include UPVC double glazed windows throughout and gas radiator heating.

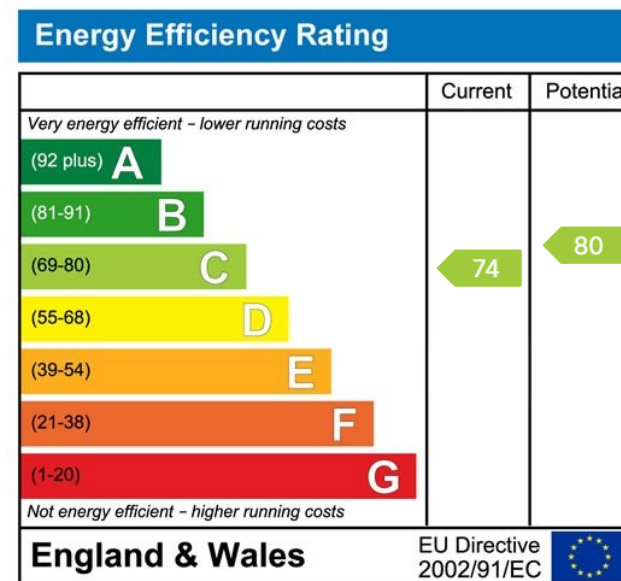
Outside:

The property presents a neat, retained frontage with a block paved driveway that provides generous off-road parking and leads to an integral double garage. The attractively landscaped rear garden is a delightful outdoor space, featuring a patio seating area ideal for al fresco dining, a well-maintained lawn, and an array of colourful floral and herbaceous planted borders. The garden is fully enclosed by timber panel fencing, ensuring privacy and security.





- Individually Built Detached Family Home
- Double Garage
- Block Paved Driveway Parking
- Five Bedrooms
- Living Room With Open Feature Fireplace
- Separate Formal Dining Room
- Village Location
- Beautifully Landscaped Gardens
- Kitchen/Breakfast Room
- Separate Utility Room



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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