



191 Roman Road
Corby, NN18 8SJ



Simpson West

Located in the popular modern village of Little Stanion, this well presented four bedroom family home offers spacious and practical accommodation across three floors and is positioned on a generous plot within walking distance to local amenities, countryside walks and the village primary school.

The ground floor comprises an entrance hall, a cloakroom WC, and a kitchen dining room with integrated appliances and patio doors leading to the rear garden. There is also a lounge with a bay window.

On the first floor, there is a main bedroom with a dressing area and an en suite shower room, along with a further double bedroom with feature bay window. The second floor provides two additional double bedrooms and a family bathroom fitted with a four piece suite.

Outside, the property has a fully enclosed rear garden with a patio area. To the front, there is a single garage and driveway providing off road parking.

Energy Rating B | Council Tax Band D

Little Stanion Management charges apply - £280 p/a approx

£280,000



4

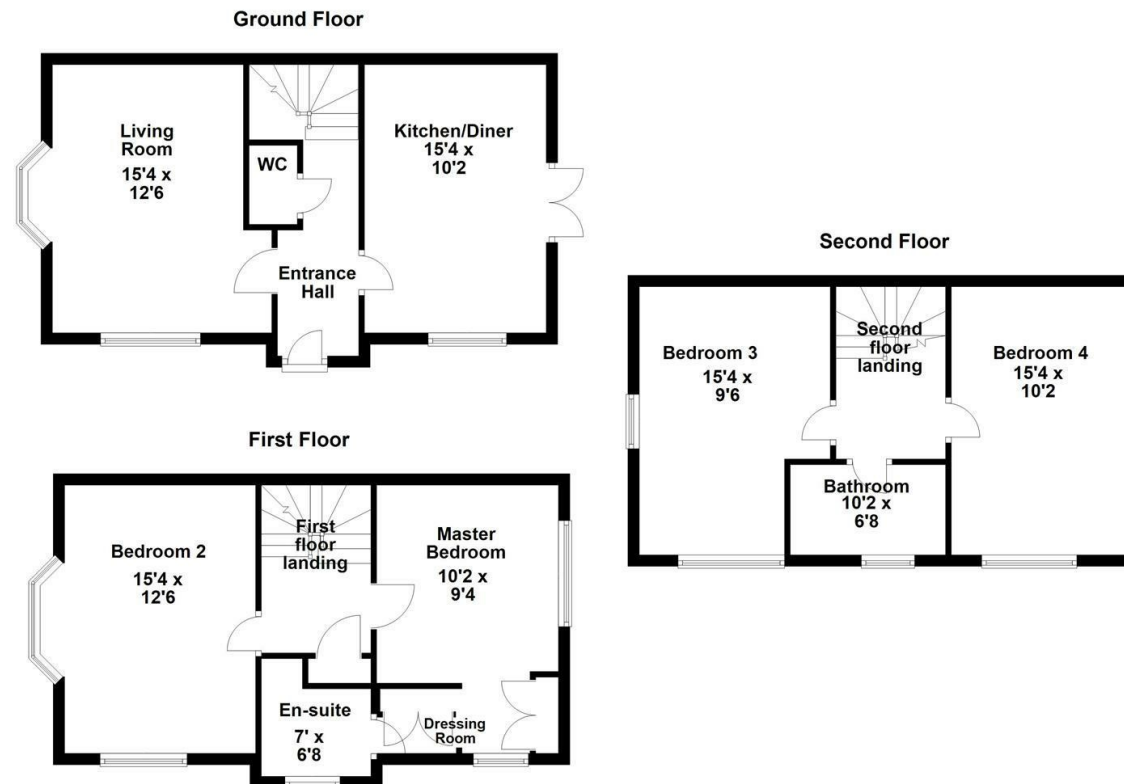


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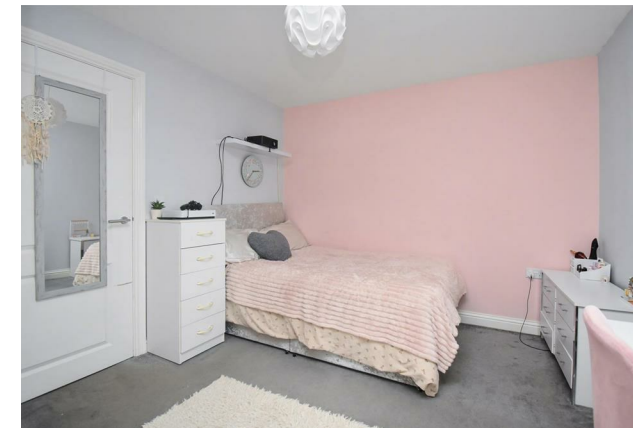


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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