



18 Savernake Drive

Little Stanion, Northamptonshire NN18 8SD



Simpson West

Situated in the modern village of Little Stanion and offered with no onward chain, this well presented semi detached home delivers a blend of stylish features and comfortable living. The ground floor comprises a welcoming entrance hall with a handy storage cupboard, a cloakroom/WC, and a well-appointed kitchen/dining area with integrated appliances. The spacious living room benefits from french doors doors that open out to the rear garden. Upstairs, there are three bedrooms, including a master bedroom with built in storage and an en-suite shower room. A refitted and contemporary family bathroom serves the remaining two bedrooms. Outside, the property offers a driveway providing off-road parking for two vehicles and single garage. The rear garden has been tastefully landscaped to offer multiple areas to entertain. Early viewing is highly recommended to avoid disappointment. EPC – C. Council Tax – Band C Little Stanion Management fees – Approx. £455 per annum

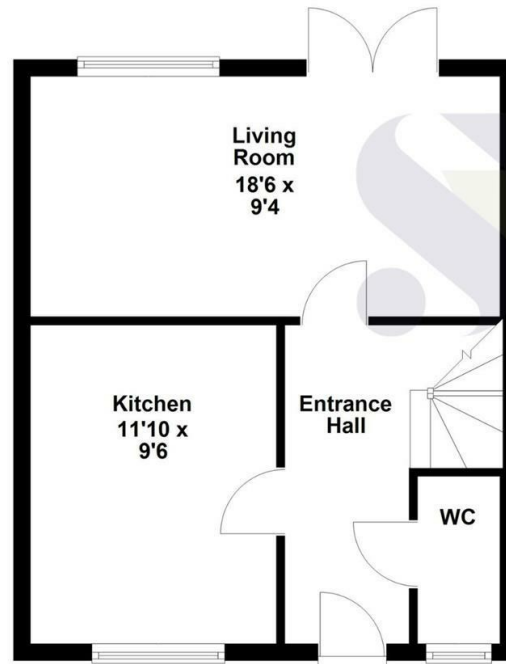


Offers In The Region Of £225,000

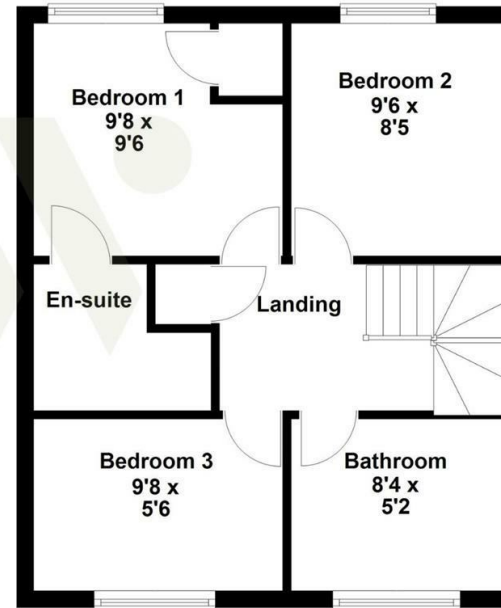
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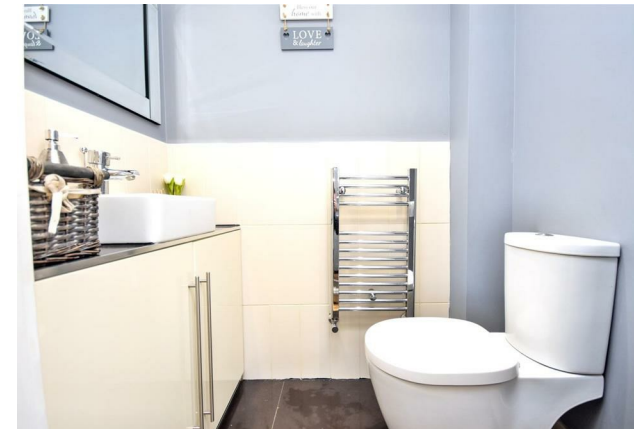
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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	



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