



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Willow Lane, Stanion, Northamptonshire, NN14 1DT

£335,000

3 1 2



## "A Breath of Fresh Air!"

Positioned towards the edge of Stanion village and neighbouring countryside, this semi detached house occupies a substantial sized plot and boasts a south/south-east facing rear garden. Offering generous sized living space the accommodation comprises reception hall, living room with a feature open fire place, fitted kitchen/dining room, updated utility room and guest cloak room. There is a office/study which can be access via the rear patio. Upstairs there is a bathroom, separate WC and three bedrooms. A stylish and spacious interior awaits!

### **Description:**

Step into the inviting reception hall which sets the tone for this charming home. The comfortable living room provides a warm and relaxing atmosphere, enhanced by a feature open fireplace, perfect for cosy evenings. The heart of the home is the bright and airy kitchen/dining room designed for modern living, boasting bi-fold doors that lead directly to the garden, creating a seamless indoor-outdoor experience. There is a practical pantry and the kitchen offers additional storage. The ground floor also benefits from a recently modernised utility room and a convenient guest which comes with a modern fitted wardrobe for cloak storage. There is an additional versatile space, ideal as a private office/study or gym which can be accessed from the rear patio. Ascending to the first floor, you'll find three well-proportioned bedrooms. Bedroom offers a spacious retreat, while Bedroom 2 and Bedroom 3 provide comfortable accommodation. The floor is completed by a family bathroom and a separate WC which has been recently updated. The property benefits from mains gas central heating, ensuring warmth and comfort throughout the year, along with mains electricity and water supply. Broadband is available with FTTC

### **Outside:**

To the front, a driveway provides convenient off-road parking. The true highlight of this property is its substantial south/south-east facing rear garden, offering ample space for relaxation, entertaining, and outdoor activities. With views over the neighbouring countryside, it provides a tranquil escape.

### **Room Measurements:**

**Living Room** - 5.13m x 3.25m (16'10" x 10'8")

**Kitchen/Diner** - 3.12m x 5.26m (10'3" x 17'3") (max)

**Pantry** - 1.22m x 0.91m (4'0" x 3'0")

**Utility Room** - 1.8m x 2.44m (5'11" x 8'0") (max)

**Office** - 1.83m x 3.1m (6'0" x 10'2")

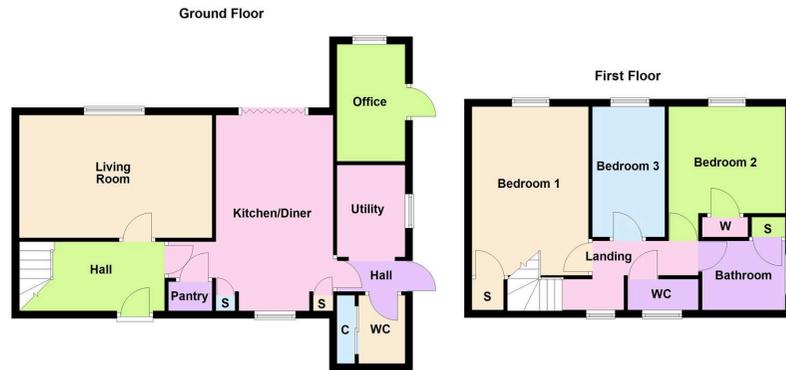
**Bedroom 1** - 3.05m x 4.27m (10'0" x 14'0")

**Bedroom 2** - 3.1m x 3.38m (10'2" x 11'1") (max)

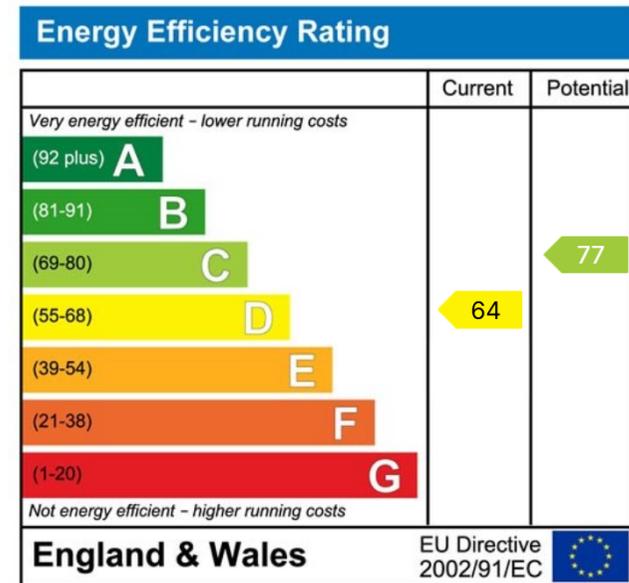
**Bedroom 3** - 1.93m x 3.38m (6'4" x 11'1")

**Bathroom** - 2.24m x 1.73m (7'4" x 5'8")





- Desirable Village Location
- Countryside Views
- Attractive Semi Detached Property
- Substantial Rear Garden Facing South/South-East
- Driveway Parking
- Three Bedrooms
- Lounge with Open Fire Place
- Recently Modernised WC, Cloak Room and Utility Room
- Private office/study or Gym
- Kitchen/Diner with Bi-fold Doors



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.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

