



12 Mendip Way, Corby, NN18 8GJ



## Offers in excess of £244,910

Stuart Charles are delighted to offer with NO CHAIN for sale this three bedroom semi-detached home located in the village of Little Stanion. Located within walking distance of several amenities an early viewing is recommended to avoid disappointment! The accommodation comprises to the ground floor of a guest WC, a kitchen/family room, with French doors to the garden. The first floor has bedroom three, the lounge that can be used as a fourth bedroom, and the family bathroom. The second floor has two double bedrooms with the master bedroom benefiting from an en-suite shower room and double wardrobe. Outside to the front is a path to the front door, while to the rear there is a decking area that leads onto a laid lawn area, all enclosed by timber fencing, there is also a gate to the rear giving you access to the garage and parking. Call now to book a viewing!!

- VILLAGE LOCATION
- GARAGE AND PARKING
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SCHOOL
- ALL DOUBLE BEDROOMS
- NO CHAIN
- INTEGRATED APPLIANCES
- AMENITIES WITHIN WALKING DISTANCE
- POTENTIAL TO BE USED AS FOUR BEDROOM HOME

### Entrance Hall

Entered via a double glazed door, radiator, stairs rising to the first floor landing, doors to:

### Kitchen/Diner/Family Room

26'4 x 12'4 (8.03m x 3.76m)

Fitted to comprise a range of base and eye level units with a sink and drainer, gas hob and electric oven with recycler hood over, a range of integrated appliances, two storage cupboards,

radiator, double glazed French doors leading onto the garden.

### Guest WC

4'8 x 4' (1.42m x 1.22m)

A two piece suite with a low level pedestal and wash hand basin, double glazed window to the front elevation, radiator.

### First Floor Landing

Radiator, doors to:













### Lounge/Bedroom Four

13'7 x 12'4 (4.14m x 3.76m)

Double glazed window to the rear elevation, tv point, radiator.

### Bedroom Three

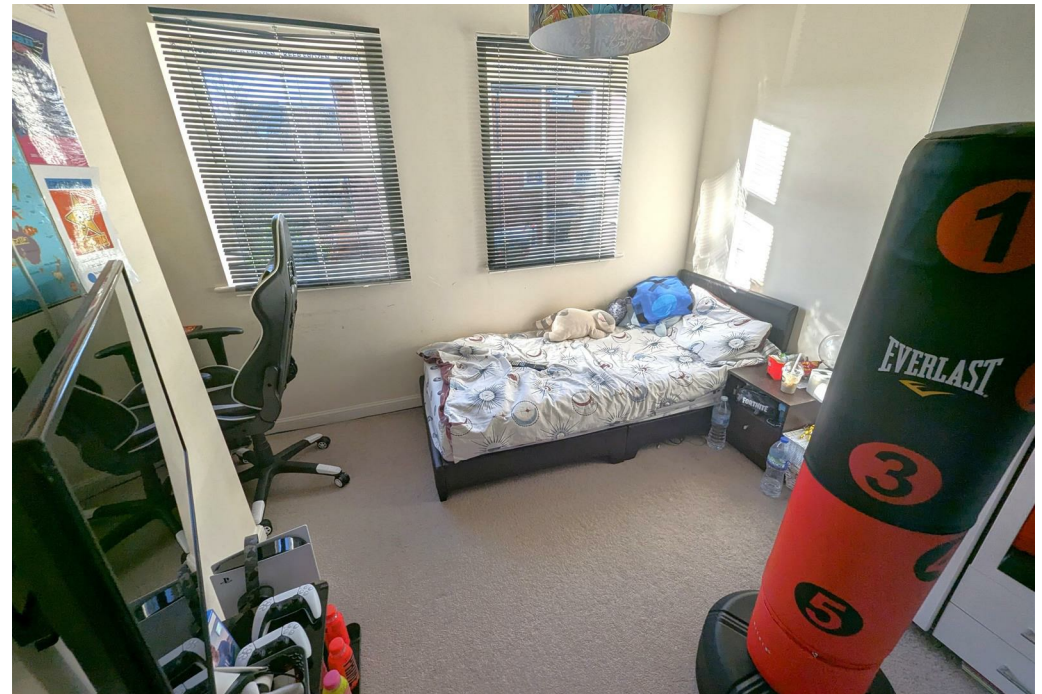
12'4 x 8'11 (3.76m x 2.72m)

Double glazed window to the front elevation, radiator.

### Bathroom

8'7 x 5'5 (2.62m x 1.65m)

Fitted to comprise a three piece suite with a panel bath and mixer shower/tap, low level wash hand basin and pedestal, extractor fan, radiator.









## Second Floor landing

Loft access, radiator, doors to:

## Bedroom One

13'7 x 10'3 (4.14m x 3.12m)

Double glazed window to the rear elevation, built in wardrobes, radiator. Door to:

## En-Suite

6' x 6' (1.83m x 1.83m)

Featuring a three piece suite with a separate shower cubicle, low level pedestal and hand basin, extractor, radiator.









## **Bedroom Two**

12'4 x 11'4 (3.76m x 3.45m)

Double glazed window to front elevation,, radiator.

## **Outside**

To the front is a path to the front door,

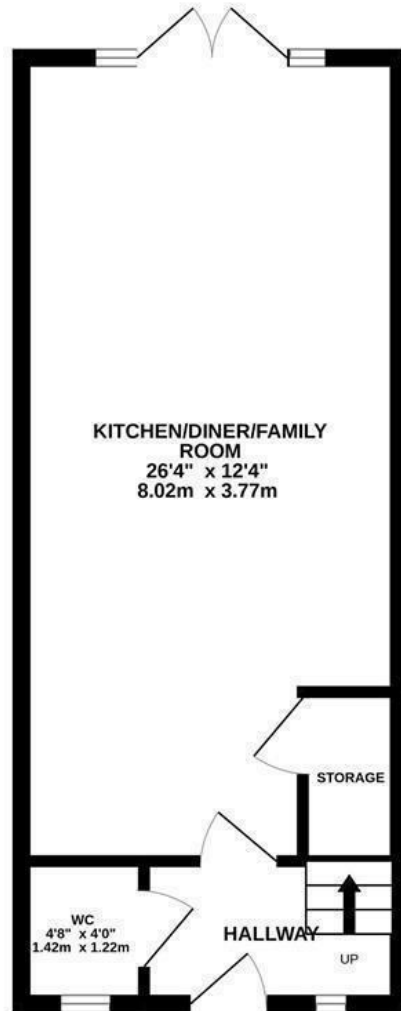
To the rear there is a decking area that leads onto a laid lawn area, all enclosed by timber fencing, there is also a gate to the rear giving you access to the garage and parking



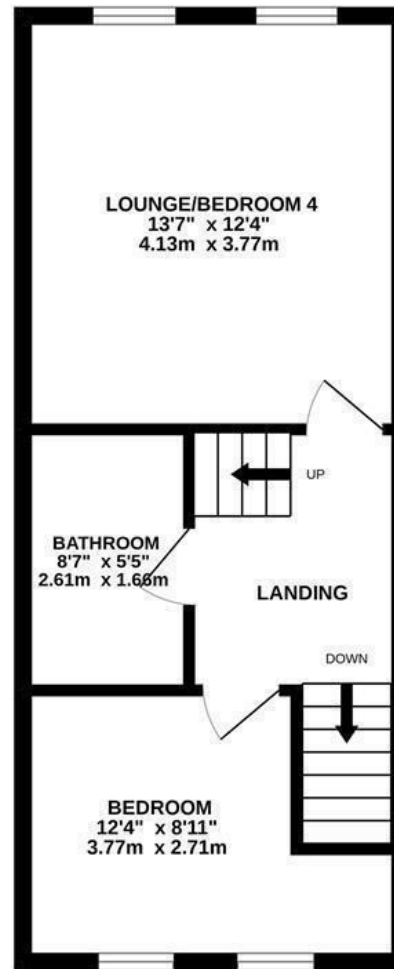




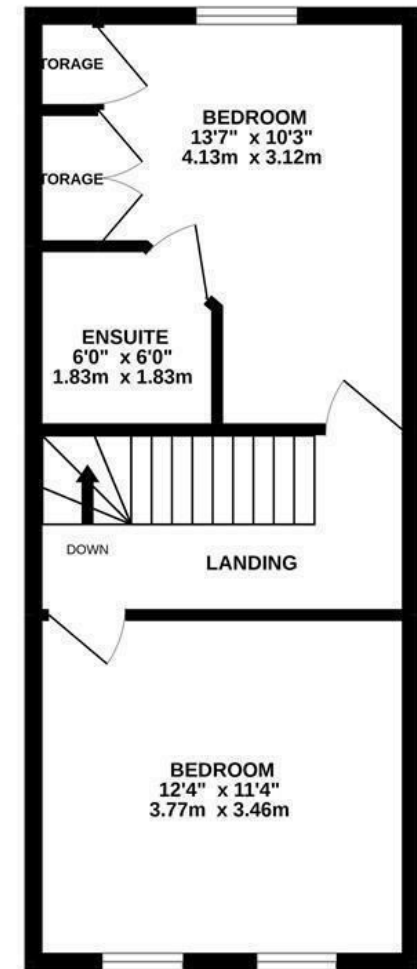
GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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