



Epping Road, Corby

**STUART
CHARLES**
ESTATE AGENTS

Offers in the region of £305,000

Enjoying a peaceful residential setting within the highly sought-after village of Little Stanion, this immaculately presented family home offers spacious and versatile accommodation arranged over three floors, with picturesque countryside walks right on the doorstep.

The thoughtfully designed interior comprises a stylish open-plan kitchen, dining and family room, a guest cloakroom, a generous living room, three well-proportioned bedrooms, an en-suite shower room and a contemporary family bathroom. Externally, the fully enclosed rear garden has been beautifully landscaped to create an exceptional outdoor entertaining space, featuring a bespoke outdoor kitchen and louvered roof pergola. Gated side access leads to the garage and off-road parking.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to the impressive open-plan kitchen, dining and family room. Undoubtedly the heart of the home, the kitchen is fitted with a modern range of wall and base units, complemented by integrated appliances including an oven, hob, microwave and fridge/freezer, with additional space for a washing machine and tumble dryer within a practical utility cupboard. The family area provides an ideal space for both everyday living and entertaining, enhanced by stunning bi-fold doors opening onto the rear garden.

The first floor landing leads to a versatile principal bedroom and a bright, spacious living room, which could also serve as an additional bedroom if desired. A full-height front-facing window floods the room with natural light, creating a welcoming atmosphere.

- Attractive, Contemporary detached residence.
- Single garage and driveway.
- Very large family room with patio doors to garden.
- Presented in really nice condition.
- Close to local amenities and schooling.
- Four DOUBLE bedrooms.
- Private rear garden.
- Modern galley kitchen.
- Set over three floors
- Modern development.

Entrance Hall

Large light and airy entrance hall with doorway to Family room and staircase rising to the first floor.

Kitchen

10'1" x 10'2" (3.09 x 3.10)

Contemporary galley kitchen with both low level and eyelevel units. double glazed window to front elevation.

Family room/Dining Room

13'1" x 22'11" (4 x 7)

Very large multi functional family room encompassing dining and lounge area with patio doors leading to the garden and door to the guest cloakroom.

Guest Cloakroom

8'6" x 5'6" (2.6 x 1.7)

Guest cloakroom with double glazed window and including low level cistern and wash hand basin.







First Floor Landing.

Landing space with doors to both master bedroom and second lounge area.

Lounge/Bedroom four.

10'1" x 43'0" (3.08 x 13.11)

Master Bedroom

9'9" x 13'1" (2.98 x 4.01)

Double bedroom with door through to en-suite and double glazed window to front elevation.





En-suite

7'5" x 4'7" (2.28 x 1.40)

En suite to master bedroom to include double glazed window rear elevation and including Stand alone shower cubicle with low level cistern and hand wash basin.

Second floor landing.

With doors leading to two further double bedrooms.

Bedroom two.

9'9" x 16'7" (2.99 x 5.07)

Double bedroom with double glazed window to front elevation.





Bedroom three

13'6" x 11'10" (4.13 x 3.61)

Bedroom three is a double room with double glazed window to front elevation.

Bathroom

7'6" x 6'3" (2.29 x 1.91)

A full family bathroom with shower over bath, low level cistern and hand wash basin.

Double glazed window to rear elevation.

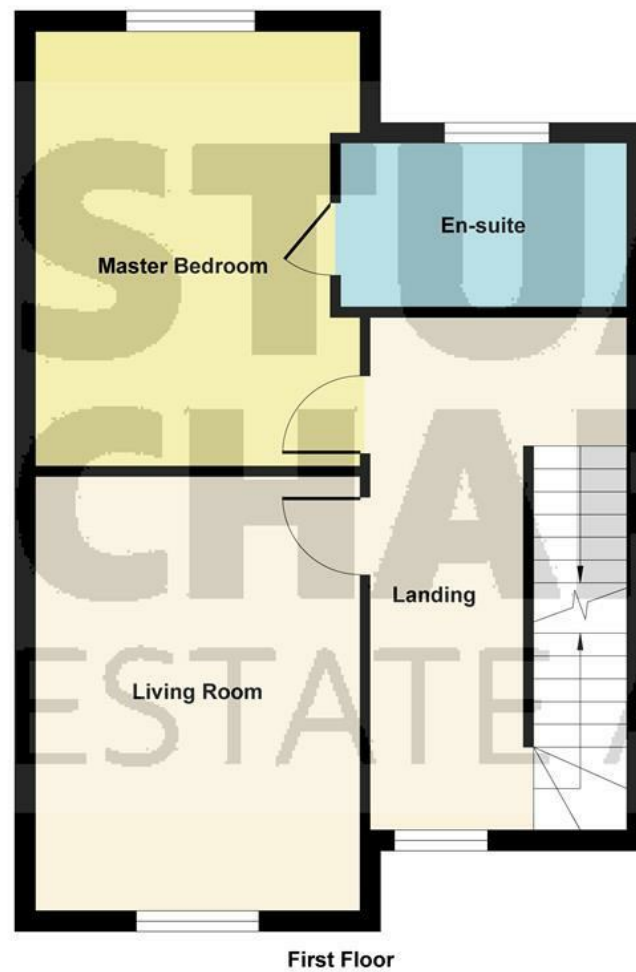
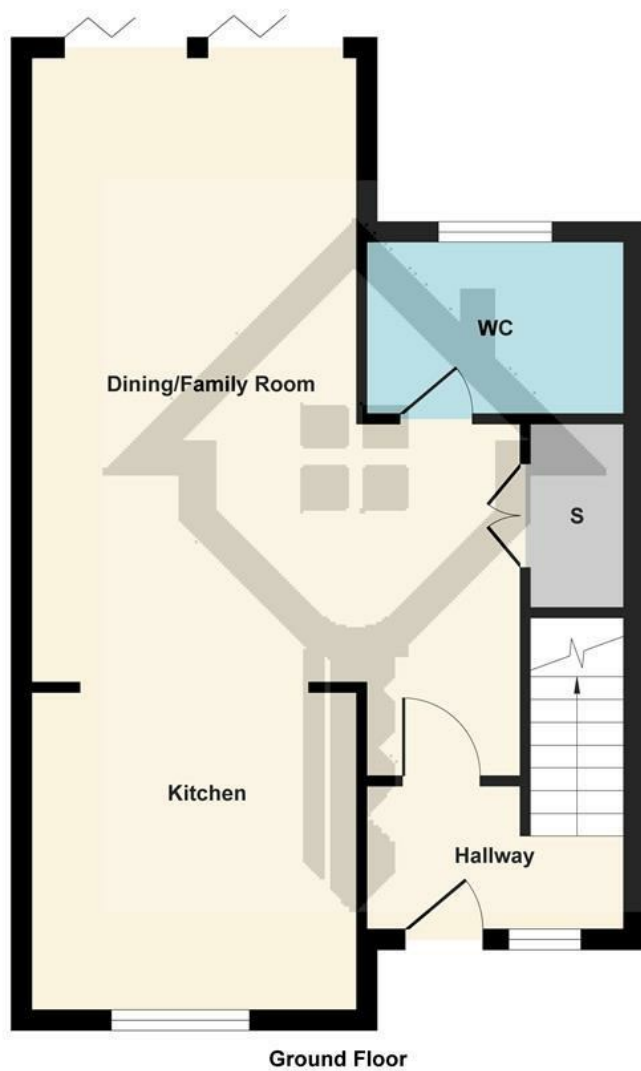
Outside.

Front; Driveway leading to single garage with side access to rear garden.

Rear; Garden is patio with summer kitchen, lawn area and decking section for al fresco dining.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-40 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		