



41 Savernake Drive, Little Stanion, Corby, NN18 8SB



Offers in excess of £310,000

Stuart Charles are delighted to offer FOR SALE this FOUR DOUBLE bedroom family home located in the quiet village of Little Stanion. Located in a quiet street and walking distance to both the primary school and the shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, kitchen/diner, guest W.C and lounge. To the first floor are two double bedrooms with the master bedroom benefiting from built in wardrobes and a three piece en-suite. To the second floor are two further double bedrooms and a three piece family bathroom. Outside to the front is a low maintenance laid lawn which is enclosed by steel fencing to all sides. To the rear a patio area lead onto a laid lawn and is enclosed by timber fencing. To the side of the home off road parking is provided and leads to a garage. Call now to view!!.

- THREE STOREY FAMILY HOME
- LARGE LOUNGE
- THREE PIECE FAMILY BATHROOM AND EN-SUITE TO MASTER BEDROOM
- CLOSE TO SHOPS
- CLOSE TO CORBY TRAIN STATION
- LARGE KITCHEN/DINER
- FOUR DOUBLE BEDROOMS
- WALKING DISTANCE TO PRIMARY SCHOOL
- CLOSE TO PLAY AREA'S
- EASY ACCESS TO A14

Entrance Hall

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

Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, under stairs storage.

Kitchen/Diner

15'3 x 10'6 (4.65m x 3.20m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, double electric oven, space for automatic washing machine, space for free standing fridge/freezer, radiator, wall mounted boiler, double glazed window to rear elevation, double glazed French doors to rear elevation.







Lounge

15'3 x 10'11 (4.65m x 3.33m)

Two double glazed windows to side elevation, double glazed window to front elevation, radiator, tv point.

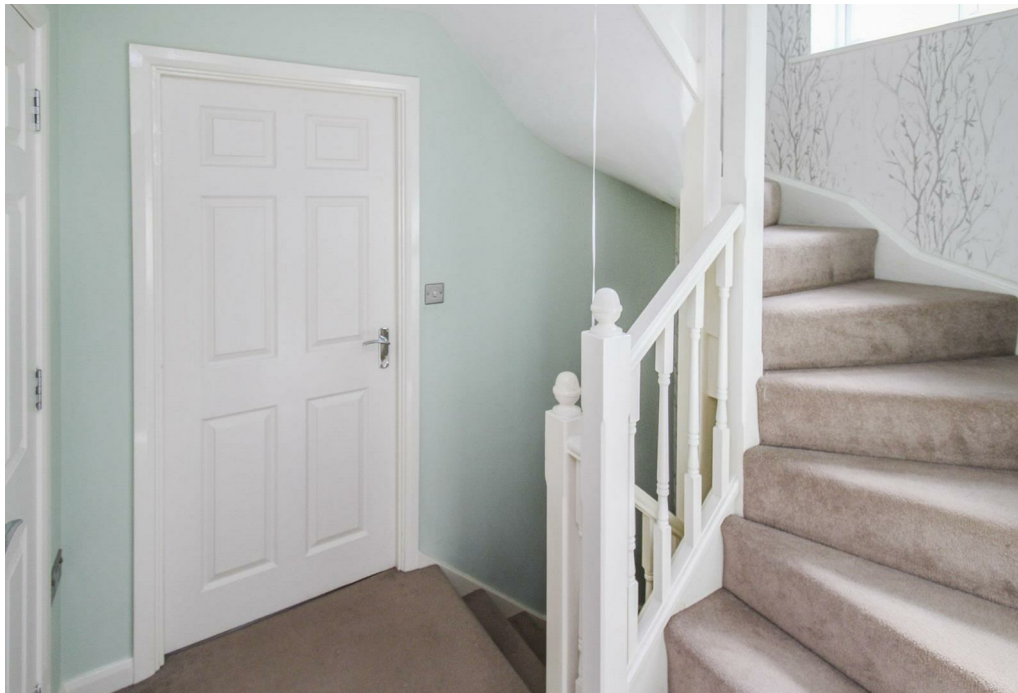
First Floor Landing

Airing cupboard, storage cupboard, stairs leading to second floor landing, double glazed window to rear elevation, doors to:

Bedroom One

15'3 x 10'6 (4.65m x 3.20m)

Double glazed window to side elevation, radiator, two built in wardrobes, tv point, double glazed window to front elevation, door to:





En-Suite

Fitted to comprise a two piece suite consisting of a walk in mains feed double shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to front elevation.

Bedroom Two

15'3 x 11'3 (4.65m x 3.43m)

Double glazed window to front elevation, two double glazed windows to side elevation, tv point, telephone point.

Second Floor Landing

Stairs rising from first floor, doors to:





Bedroom Three

15'3 x 10'5 (4.65m x 3.18m)

Double glazed window to side elevation, radiator.

Family Bathroom

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

Bedroom Four

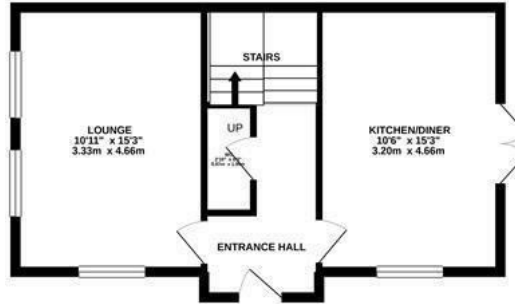
15'3 x 11'3 (4.65m x 3.43m)

Double glazed window to side elevation, radiator.

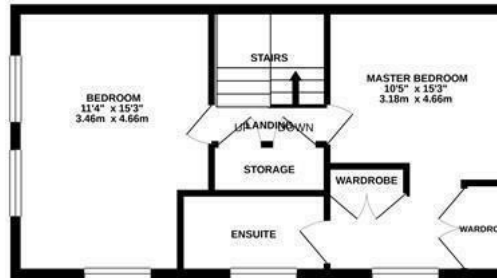




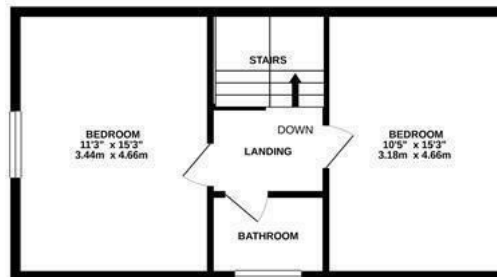
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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.



Outside

Front: A low maintenance laid lawn is enclosed by steel fencing to all sides.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing and brick wall to sides, pedestrian door to garage.

Garage: With off road parking located in front of the garage, up and over door, power and light connected.

PLEASE NOTE LITTLE STANION IS SUBJECT TO A SMALL ESTATE CHARGE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		78	
(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	