



56 Epping Road, Corby, NN18 8GU



**£255,000**

Stuart Charles are delighted to offer for sale this THREE bedroom family home located in the desirable Village of Little Stanion. Positioned within walking distance of a local school and shops an early viewing is recommended to avoid missing out on this home. To the ground floor is an entrance hall leading to a guest w/c, open plan area with, kitchen dining area leading to the lounge with bi fold doors to the garden. To the first floor there is three bedrooms and a family bathroom, the master bedroom also benefits from a three piece en-suite. To the front is a driveway with rear gated access. To the rear garden there is a patio leading to a laid lawn area, all enclosed by timber fence surround. Call now to book a viewing!!!

- NO CHAIN
- OPEN PLAN LIVING SPACE
- CLOSE TO LOCAL SHOPS
- READY TO MOVE INTO
- DRIVEWAY
- EN-SUITE TO THE MASTER
- WALKING DISTANCES TO SCHOOL
- INTEGRATED APPLIANCES

### **Entrance Hall**

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

### **Kitchen/Diner**

13'2 x 18'5 (4.01m x 5.61m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, double electric oven and gas hob, extractor over, tiled splashback tiles, integrated

dishwasher, integrated fridge freezer, integrated washing machine, double glazed window to front elevation, radiator.

### **Lounge**

16'11 x 9'2 (5.16m x 2.79m)

Bi fold double glazed doors to the rear elevation, under stairs storage area, radiator.







### Guest WC

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, double glazed window the front elevation.

### Landing

Stairs from the first floor, storage cupboard, double glazed window the side elevation, radiator.

### Bedroom One

9'3" x 9'10 (2.82m x 3.00m)

Double glazed window to the rear, radiator, door leading to the en-suite.





### En-Suite

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

### Bedroom Two

11'11" x 9'3 (3.63m x 2.82m)

Double glazed window to the front elevation, radiator.

### Bedroom Three

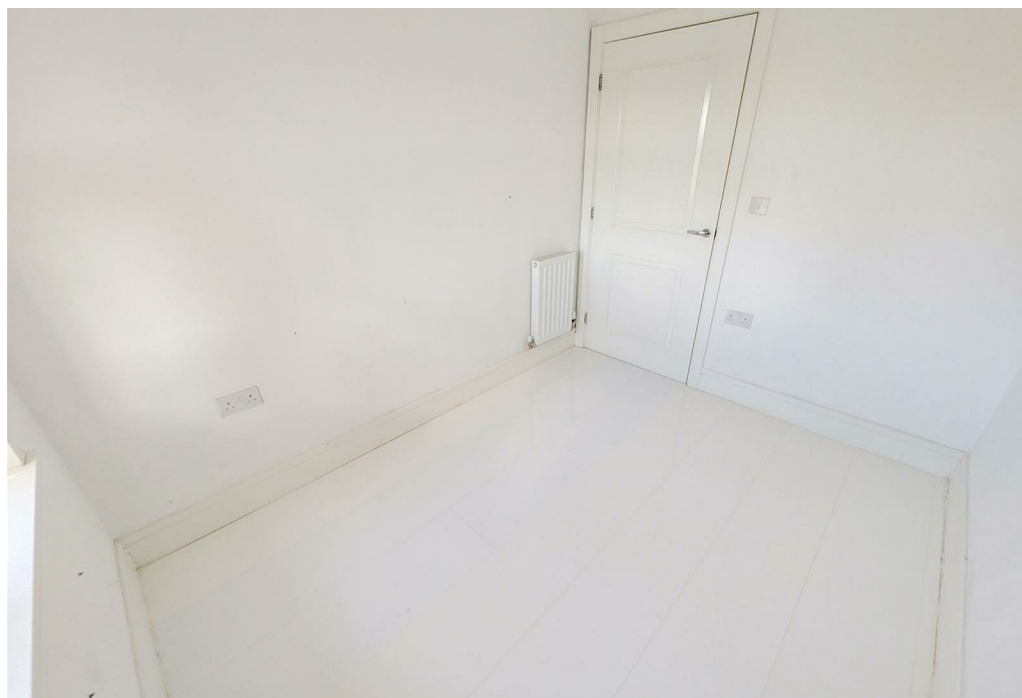
9'3" x 7'5 (2.82m x 2.26m)

Double glazed window to the rear, radiator.

### Bathroom

Featuring a three piece white suite with a panel bath and shower over, low level pedestal and wash hand basin, double glazed window to the front, radiator.

### Outside

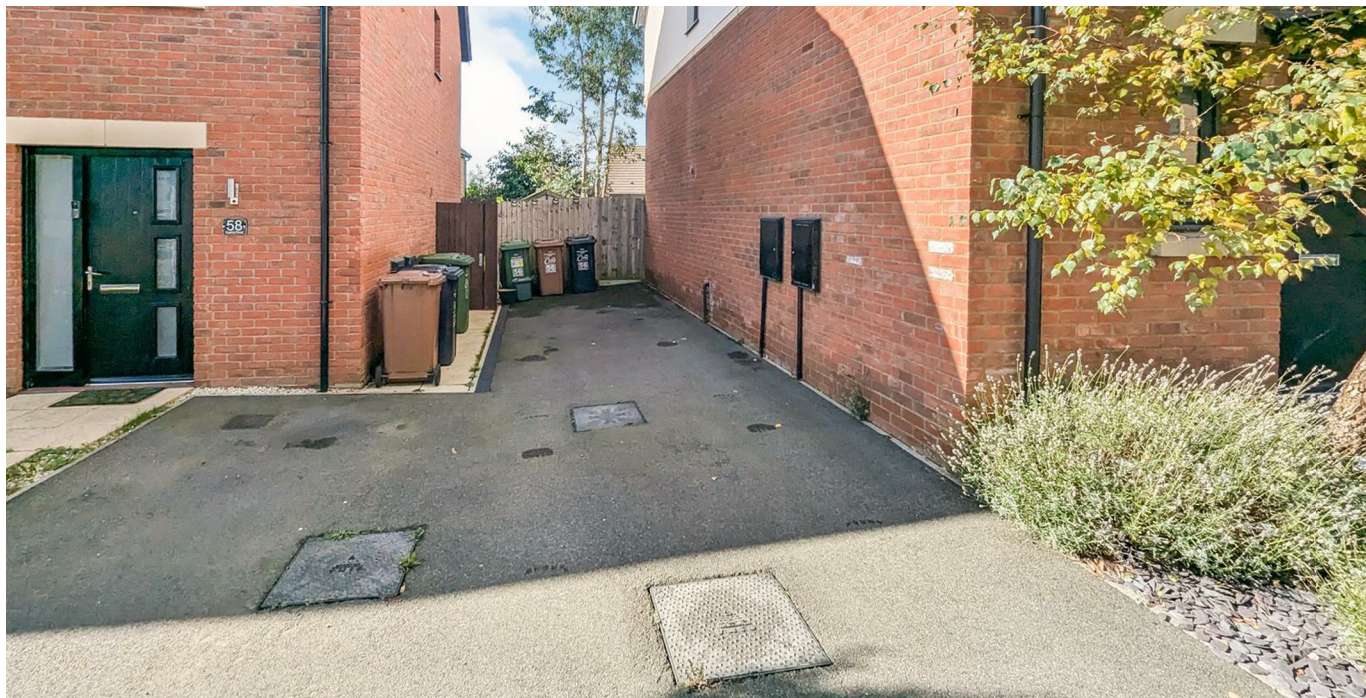






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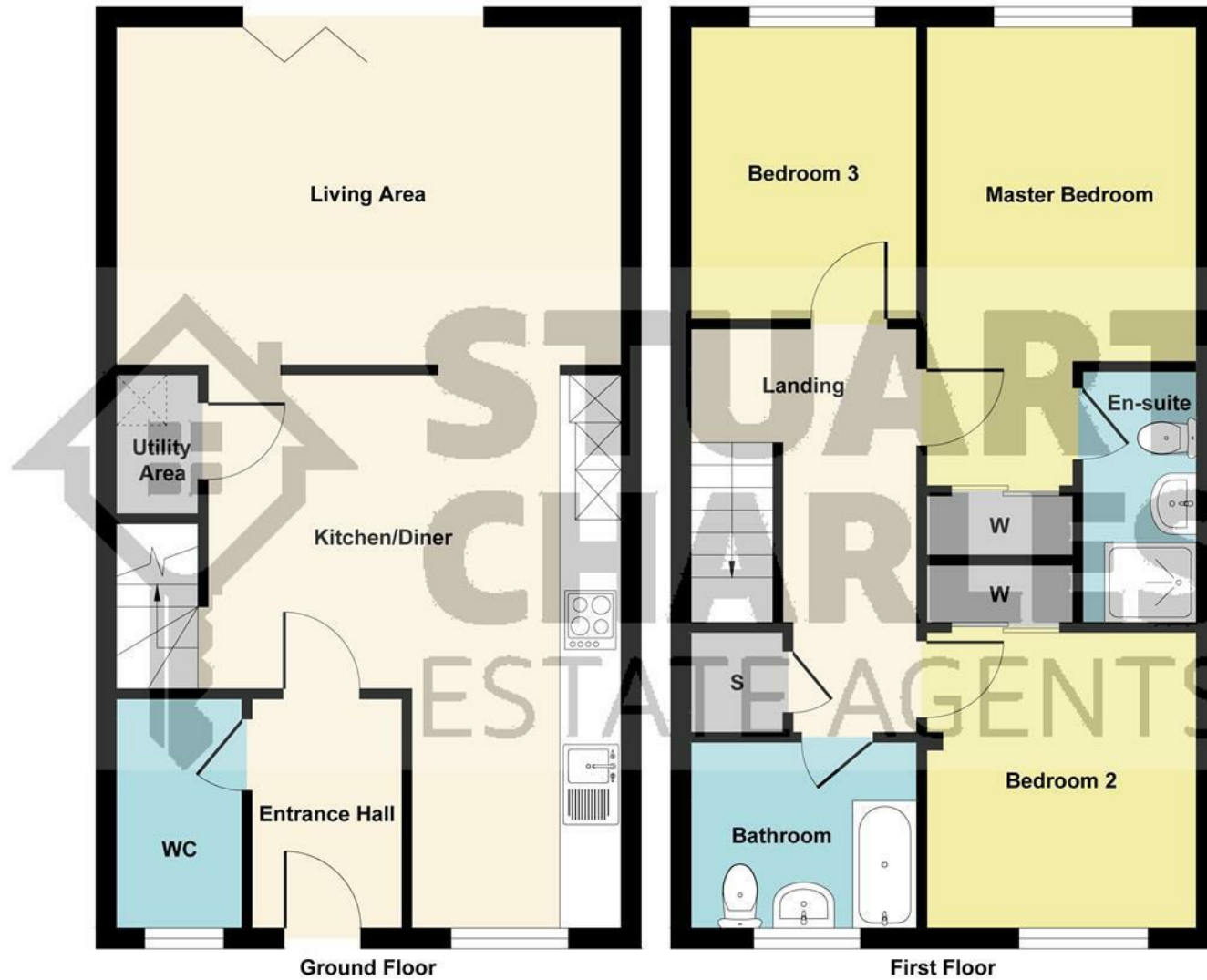


Illustration for identification purposes only, measurements are approximate, not to scale.

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