



17 Cardigan Road, Stanion, Kettering, NN14 1BY



# £299,950

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this TWO DOUBLE bedroom EXTENDED detached bungalow located in the popular village of Stanion. Set within walking distance of several green spaces and a short drive to Phoenix parkway shopping area an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises of a large lounge, extended L shape kitchen/diner, two double bedrooms, three piece shower room and separate guest W.C. Outside to the front a driveway provides off road parking for multiple vehicles and leads to a low maintenance gravel front garden. To the rear a large patio area leads down to a larger than average laid lawn and to raised decking area/balcony to the rear of the kitchen/diner. Call now to view!!

- NO CHAIN
- GOOD SIZED LOUNGE
- BALCONY/RAISED DECKING AREA ACCESS VIA FRENCH DOORS FROM DINING AREA
- SEPERATE W.C
- SOUTH FACING REAR GARDEN
- SINGLE STOREY EXTENSION TO THE REAR
- EXTENDED L SHAPED LOUNGE/DINER
- THREE PIECE SHOWER ROOM
- OFF ROAD PARKING WITHSPACE FOR A GARAGE
- NEW BOILER TWO YEARS AGO

## Entrance Hall

Entered via a double glazed door, radiator, double storage cupboard, doors to, ceiling spotlights, loft access, doors to:

## Lounge

15'11 x 11'11 (4.85m x 3.63m)

Double glazed window to side elevation, toughed glass wall to main hall, radiator, tv point, telephone point, gas fire ( capped off ), double doors to:

## Kitchen/Diner

21'9 max x 21'9 max (6.63m max x 6.63m max)

This larger than average extended room is fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob with extractor fan, double electric oven, space for dishwasher, space for free standing fridge/freezer, space for automatic washing machine, ceiling













spotlights, electric radiator, double glazed door to side elevation, double glazed window to rear elevation, double glazed French doors to raised decking/balcony area.

### Bedroom One

11'11 x 11'9 (3.63m x 3.58m)

Double glazed bay window to front elevation, radiator.

### Bedroom Two

10'2 x 9'11 (3.10m x 3.02m)

Double glazed window to front elevation, radiator.









## Bathroom

8'10 x 4'5 (2.69m x 1.35m)

Fitted to comprise a three piece suite consisting of a double shower cubicle, low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, wall mounted combi boiler, double glazed window to side elevation.

## Outside

Front: A low maintenance gravel driveway provides off road parking and leads to a low maintenance









gravel front garden which is enclosed by timber fencing to all sides, gated access is provided to both sides to the rear.

Rear: A patio area leads down to a larger than average laid lawn and is enclosed by timber fencing to all sides, steps lead up to:

Raised decking/balcony: A timber decked area provides access via French doors to the kitchen and stepped access to the side patio area.











## Ground Floor

Floor area 83.8 m<sup>2</sup> (902 sq.ft.)

TOTAL: 83.8 m<sup>2</sup> (902 sq.ft.)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		82
69-80 <b>C</b>	68	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-40 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		