

67 Clarendon Close  
Little Stanion  
Northamptonshire  
NN18 8DQ

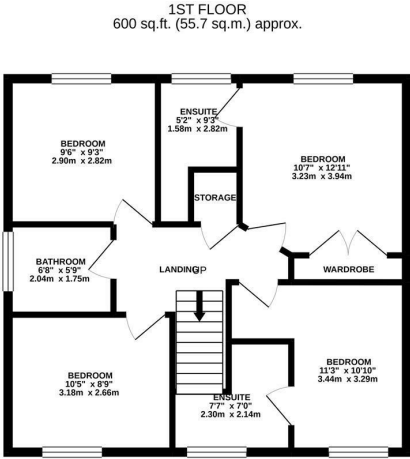
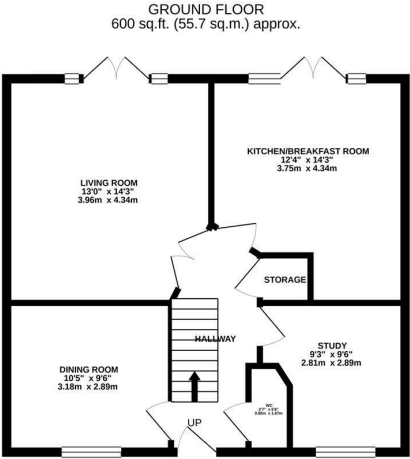
£300,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 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 for any prospective purchases. 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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## AT A GLANCE...



Three reception rooms



Modern kitchen/breakfast room



Four bedrooms



Two en-suites, family bathroom and downstairs cloakroom



Landscaped rear garden



Three/Four-car driveway and detached single garage



## WHAT'S GREAT?

Sitting in a quiet close on the edge of the modern village of Little Stanion, this detached family home has versatile accommodation set over two floors, a larger than average driveway, landscaped rear garden and is offered to the market in outstanding condition throughout.

The spacious hallway provides access to the reception rooms, kitchen, downstairs cloakroom as well as having the stairs rising to the first floor. The kitchen / breakfast room is exceptionally bright, with windows and French doors opening onto the garden, and has been upgraded by the present owners. There is a range of wall and base units with various integrated appliances and ample space for a breakfast table. The lounge has a feature fireplace and French doors opening onto the rear garden and both the dining room and study has high-grade laminate flooring.

To the first floor, bedrooms one and two both boast tastefully fitted en-suite shower rooms (2nd bedroom has fitted wardrobes) and bedrooms three and four are well proportioned double bedrooms. The family bathroom is fitted with a white suite, comprising bath, WC and wash hand basin.

The South Easterly-facing rear garden has been thoughtfully landscaped and is predominantly laid-to-lawn with well-stocked borders, a paved patio, raised decking and gated side access that leads to the driveway. Having been extended and block-paved by the present owners, the driveway offers parking for upwards of three cars and leads to a detached garage which has power and lighting connected and is accessible both from the driveway and the rear garden.

The standard of this family home is outstanding and viewing is essential in order to appreciate all that is on offer.

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# SELLER'S SECRET



## Why we like it....

The versatility of this design is fantastic - not only having three reception rooms, but two en-suites as well, this offers exceptional value for money. Being situated in a small close on the edge of Little Stanion, it is extremely peaceful and would make a wonderful family home.

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13 New Post Office Square | Corby | NN17

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01536 400900

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## To buy or not to buy....

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