

42 Epping Road  
Little Stanion  
Northamptonshire  
NN18 8GU

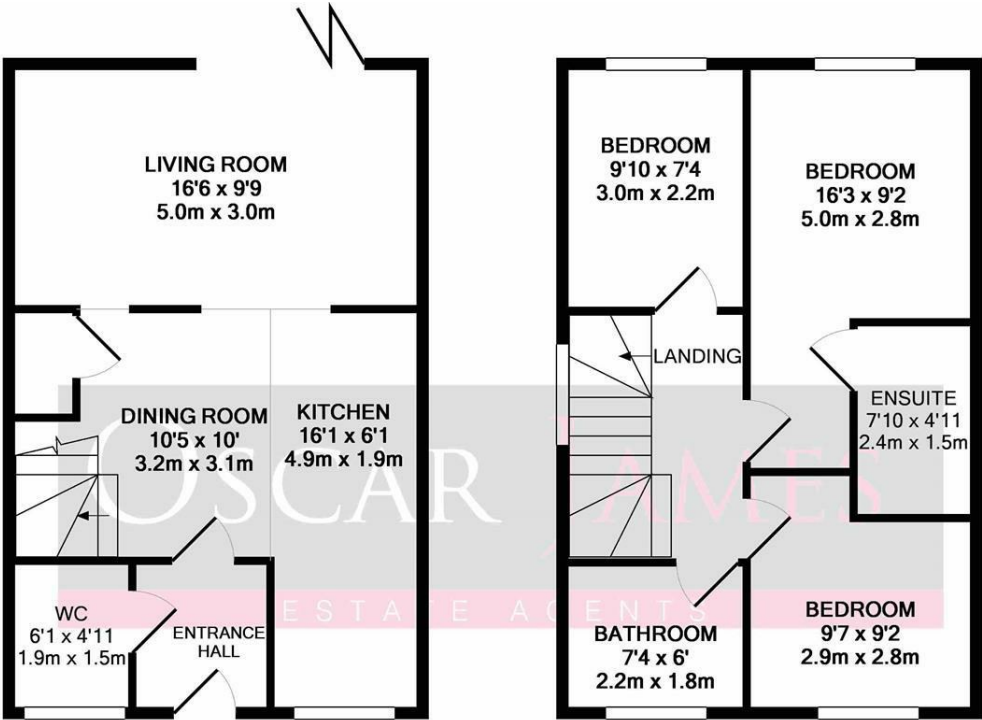
£950 Per month



OSCAR JAMES

...expect excellence

# FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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## AT A GLANCE...



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# WHAT'S GREAT?

A fabulous three bedroom semi detached home situated in the popular Little Stanion estate which has excellent transport links and now has the benefit from a village store along with primary school.

The accommodation comprises of an entrance hall, cloakroom and a large contemporary open plan living space that has a clever dividing wall which provides separation between the kitchen/dining area and lounge which has superb bi-folding doors leading to the rear garden.

To the first floor you will find three bedrooms, the master boasting ensuite facilities and a family bathroom.

Outside there are two off road parking spaces and a rear garden which is laid to lawn with a patio area and retaining timber fencing with side access to the front.

Call Oscar James to arrange your early viewing on 01536 415777.

...expect excellence



# SELLER'S SECRET

It is time for us to move on having lived here since new, we need something larger now but have been thoroughly happy living here and hope the new purchasers are too.



## Why we like it....

Another great house in Little Stanion which is becoming more and more popular in this strong market. A great first time buy or investment property.

# OSCAR JAMES

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01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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