



ROMAN ROAD

Little Stanion, NN18 8GQ | £260,000



'a modern village location
with a flexible floorplan'



Roman Road, Little Stanion, NN18 8GQ




A Flexible Floorplan! This superb 3/4 bedroom townhouse is situated in the modern 'village' development of Little Stanion and offers a layout to suit all needs. The flexible living accommodation offers: entrance hall, cloakroom, stunning open plan kitchen/family room, first floor landing, living room/bedroom 4, bedroom 3 and family bathroom, second floor landing, master bedroom with en-suite shower room and bedroom 2. There are well maintained enclosed rear gardens and a driveway leading to a garage. Must be viewed!

The front door opens into an entrance hall with stairs rising to the first floor and doors to the downstairs rooms. The cloakroom/wc is fitted with a contemporary suite and has a window to the front. The stunning open plan kitchen/family room forms the heart of the house and is fitted with a range of contemporary units complete with breakfast bar and fitted appliances. A fire surround adds a cosy touch to the family room which has double doors leading out to the rear garden beyond.

The first floor landing has stairs leading to the second floor and doors to the first floor rooms. The spacious living room/bedroom 4 has a window to the rear. Also on this floor is bedroom 3 which is a double room together with the family bathroom which is fitted with a contemporary white suite. On the top floor, doors lead to both bedrooms. The master bedroom is a double room with fitted wardrobes, window to the rear and a superb fitted en-suite shower room. Bedroom 2 is a double room with a window to the front.

Low maintenance shrubbed frontage with railings. The rear garden is fully enclosed by timber fencing and is laid to lawn with floral/shrub borders. Gated pedestrian access to the rear leads to a driveway providing Off Road Parking Space leading to the Garage.



3  bedrooms 2  bathrooms
2  receptions

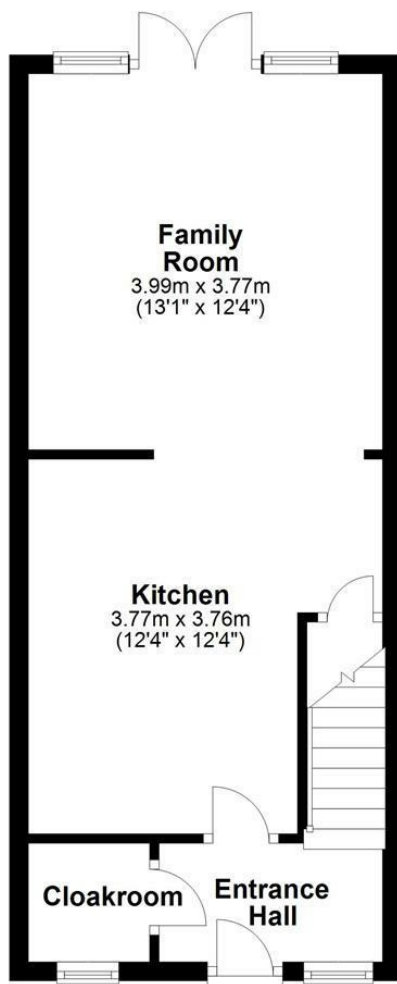
Council Tax Authority: North Northants

Tenure: Freehold

Energy Efficiency Rating: null

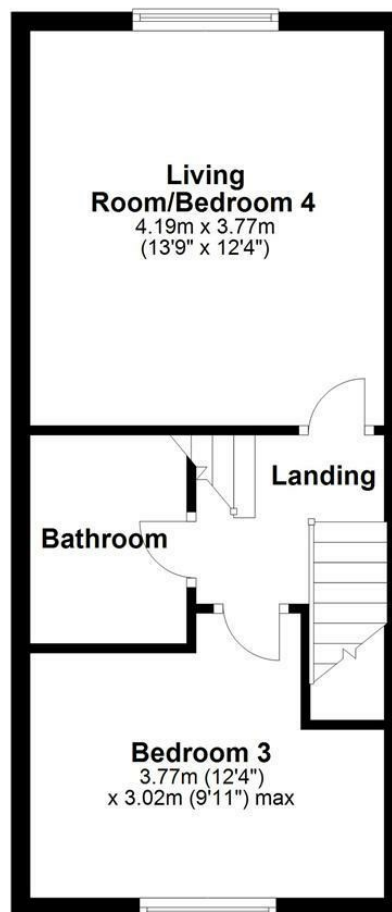
Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



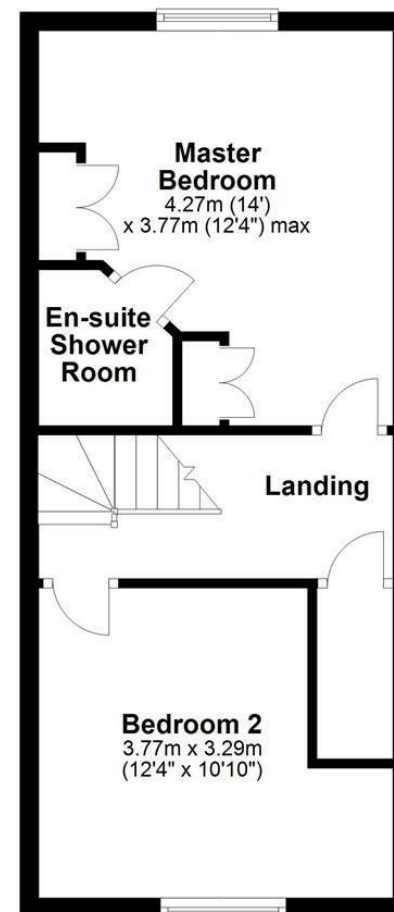
First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Second Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 104.2 sq. metres (1121.6 sq. feet)



HOWE
RESIDENTIAL

e: sales@howeresidential.co.uk t: 01536 268844 www.howeresidential.co.uk

Howe Residential & their clients give notice that: **1.** These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact. **2.** No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order. **3.** All Measurements are approximate.