



Meadow View

Stanion | Kettering | Northamptonshire

BERRYS

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Meadow View

1 – 11 Stonehouse Crescent
Stanion | Kettering | NN14 1FP

- Individually designed
- Private development
- Close to amenities
- Good transport links
- Generous landscaped gardens
- Integrated NEFF appliances
- Premier Guarantee

LOCATION

Stanion is a small conservation village on the outskirts of Corby bypassed by the A43 and A6116 which gives it excellent links to the major road network. The village has a pub, a historic church of St Peter and a Village Hall frequently hosting local events.

Schools in the area include a C of E Aided Primary School in the village as well as Tresham College in Corby and Kimbolton School, Wellingborough School and Oundle School all within a 30-minute commute. London can be accessed by train in just under an hour with the nearest station in Corby only a couple of miles away.

THE SITE

Built by Aspect Homes, a bespoke local developer who pride themselves on providing high quality dwellings in unique locations.

Meadow View is an exclusive development on the edge of the village of Stanion. The site consists of eleven dwellings. There are two house types available on the site: The Dartmoor, a detached three-bedroom bungalow in plots 1, 2 and 8. The bungalows extend to over 1,081 sq ft and are positioned in the largest plots on the site. They come with a detached single garage and landscaped large front and rear gardens.

The Donnington is a detached three-bedroom dormer style house with a single garage and approximately 1,387 sq ft of internal accommodation. The property features a large L-shaped kitchen / dining / family space with a separate lounge.

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SPECIFICATION

Air Source Heat Pump central heating. Programmable and zoned underfloor heating to the ground floor. Two storey houses will have thermostatically controlled radiators upstairs.

Kitchen to include NEFF appliances fitted into high quality kitchen units with quartz work surfaces and island worktop with overhang breakfast bar.

Bathrooms to include Instinct white sanitary ware, vanity units to master bathrooms and cloakrooms, Hansgrohe chrome fittings, double head showers and a bath to bathroom.

Porcelain floor tiles to kitchen, dining, family area, cloakroom, bathroom and en-suite.
Solid oak internal doors with brushed stainless-steel ironmongery.

TV points to lounge, living area, master bedroom and bedroom 2, telephone points throughout, chrome sockets and switches to kitchen area. Recessed LED downlights to kitchen, utility, hallway, landing and bathrooms. Pendant lighting to lounge, landing and bedrooms.

High-quality composite double-glazed windows and doors. Floor to ceiling glass sliding doors to the garden.

PRIVATE ROAD AND OPEN SPACE

Access road and public green space will be managed by a dedicated management company for which there will be a monthly service charge of £25 per month per dwelling.

SERVICES

The properties will be connected to mains water, electricity and sewerage.

METHOD OF SALE

The property is for sale via Private Treaty.

EPC

The EPC rating for this property is to be confirmed.



Example finish from a similar development

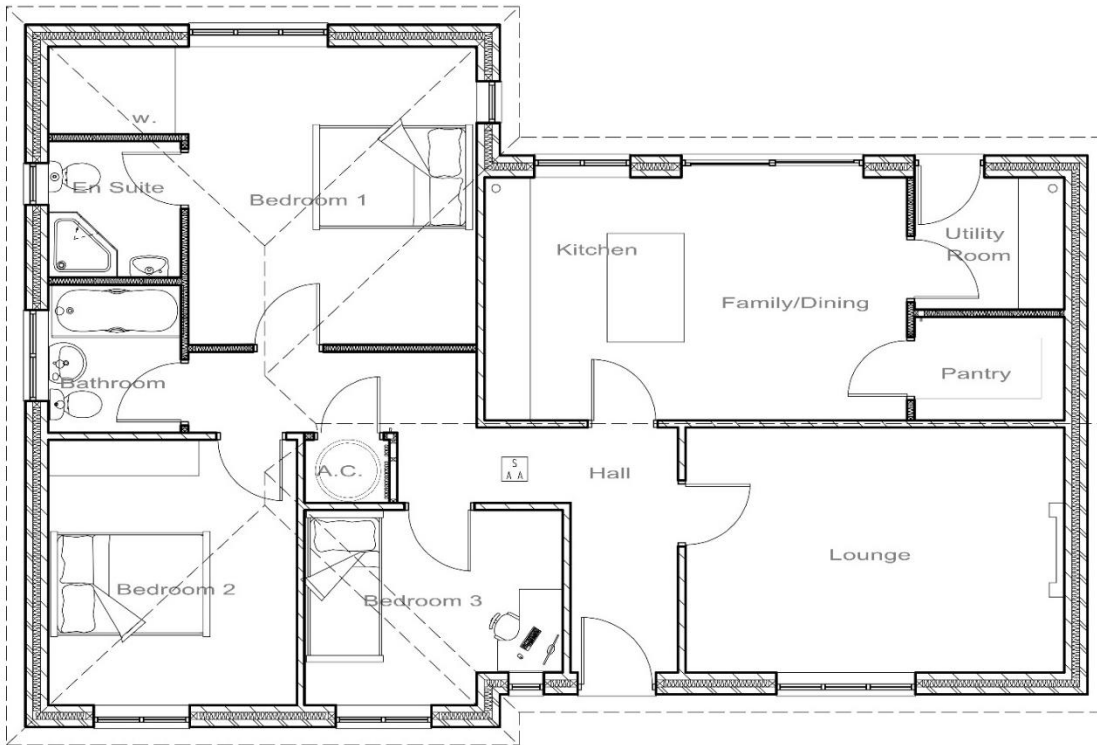


Example finish from a similar development



Example finish from a similar development

The Dartmoor – 1,081 sq ft bungalow

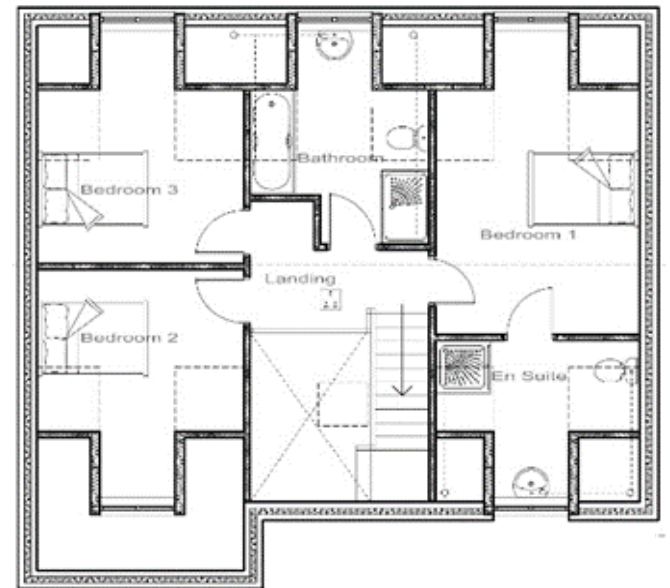
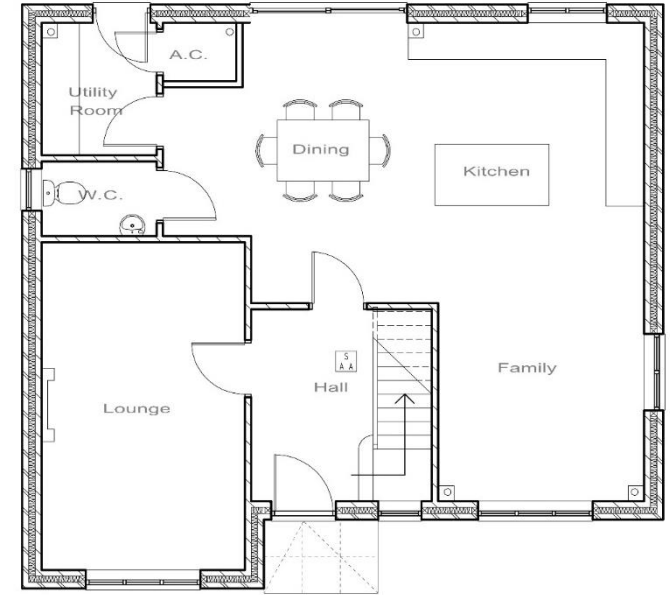


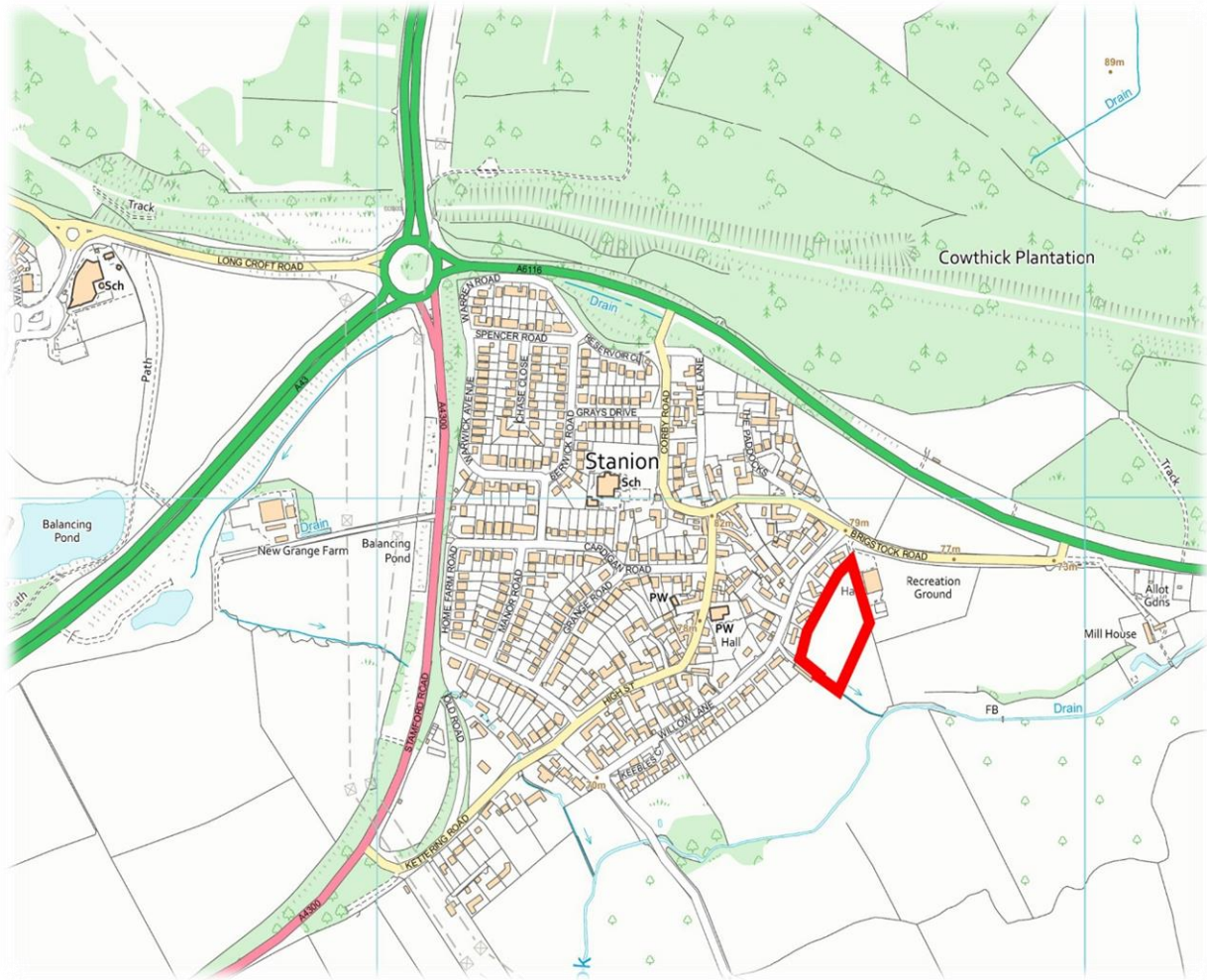
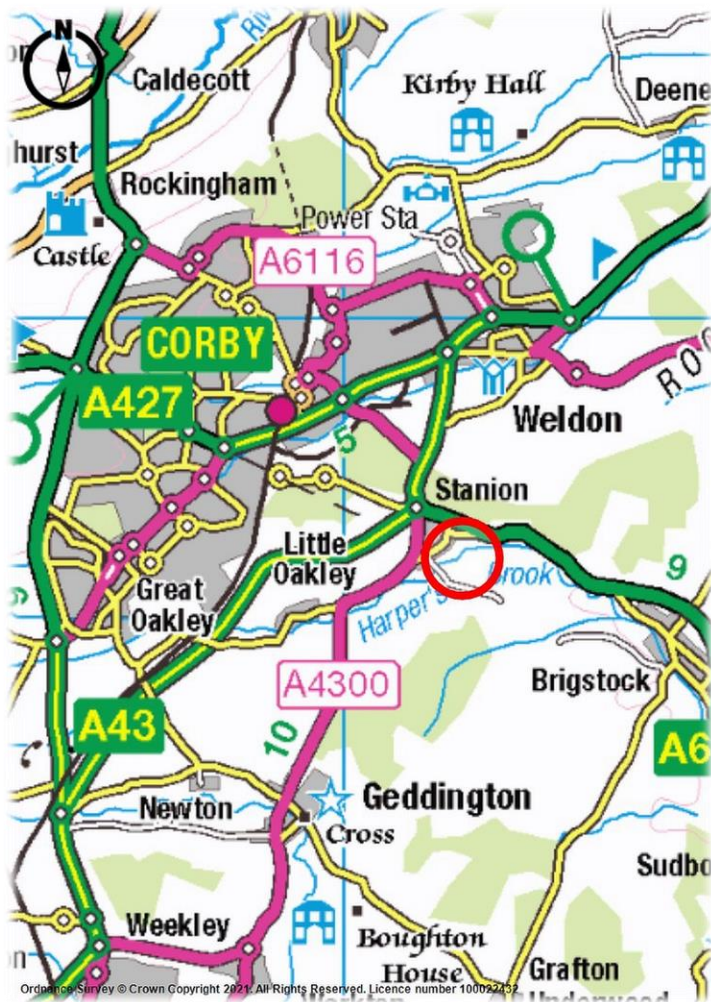
Example finish from a similar development



Example finish from a similar development

The Donnington – 1,387 sq ft dormer style house





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To book a viewing, please contact:

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