



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Plot 4 Harpers Manor, Roman Road, Little Stanion

From £295,000

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## "Harpers Manor - High Specification New Homes"

First phase launch of Harpers Manor; situated towards the edge of Little Stanion, being built by James Moore Homes who have tailored the finish to a high specification to offer modern family living, under-floor heating to the ground floor accommodation, air source heat pumps, fully fitted kitchens and tiled bathrooms. This semi-detached home offers accommodation over three floors comprising reception hall, guest WC, living room and a kitchen/dining room. On the first-floor, there is a generous sized home office, bedroom one and smart family bathroom which includes a bath and separate shower enclosure. On the second floor there are two further double bedrooms. Outside there are two allocated parking spaces and a rear garden.

### Further internal specifications and information:

Little Stanion is a modern village with strong local amenities to include a primary school, Tesco express and will soon offer a Cafe and another retail unit. Easy access into Corby provides further amenities to include a train station, multiple supermarkets, secondary schooling options and much more.

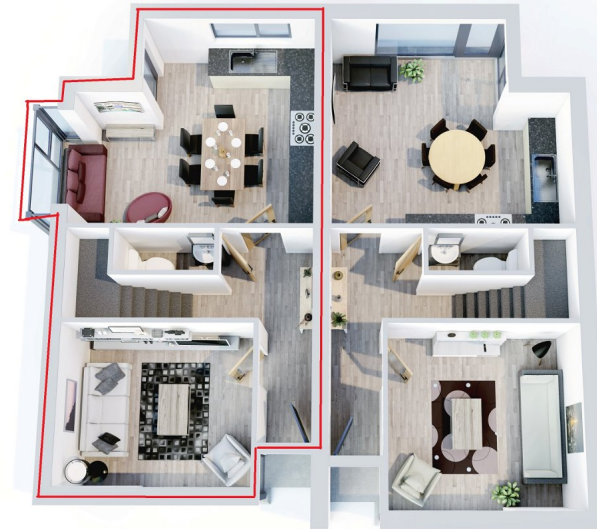
Set towards the edge of the village, Harpers Manor is a collection of brand new homes with phase one being a total of 15 properties being offered for sale all with an exceptional specification including air source heating systems.

The accommodation is entered via an anthracite composite front door and includes an entrance hall with guest WC and stairs rising to the first floor landing. The kitchen will be fitted with a stylish range of wall and base level units with laminate work surfaces incorporating a sink with drainer and mixer tap. There is an integrated range of appliances including a double oven, 4 ring induction hob, fridge/freezer and a washing machine.

**Chargeable upgrade options** are available in the kitchen to include handleless doors, boiling water tap, washer/dryer, linear trim options and stone worksurfaces. The living room is airy and light with a large window to the front elevation. Upstairs, there is a generous sized home office and three bedrooms with the main bedroom offering a shower room en suite fitted with white Porcelanosa sanitary ware including a shower enclosure, WC and pedestal wash hand basin. There is a chrome heated towel rail and Porcelanosa ceramic tiled wall surrounds and floor. The main bathroom offers white Porcelanosa sanitary ware to include a bath, separate shower enclosure, WC and a pedestal wash hand basin. Porcelanosa ceramic tiled wall surrounds and floor. Chrome heated towel rail. There are **chargeable upgrade options** available to the en suite and bathrooms to include a further range of Porcelanosa tiles, additional wall tiling, vanity units and LED mirrors.

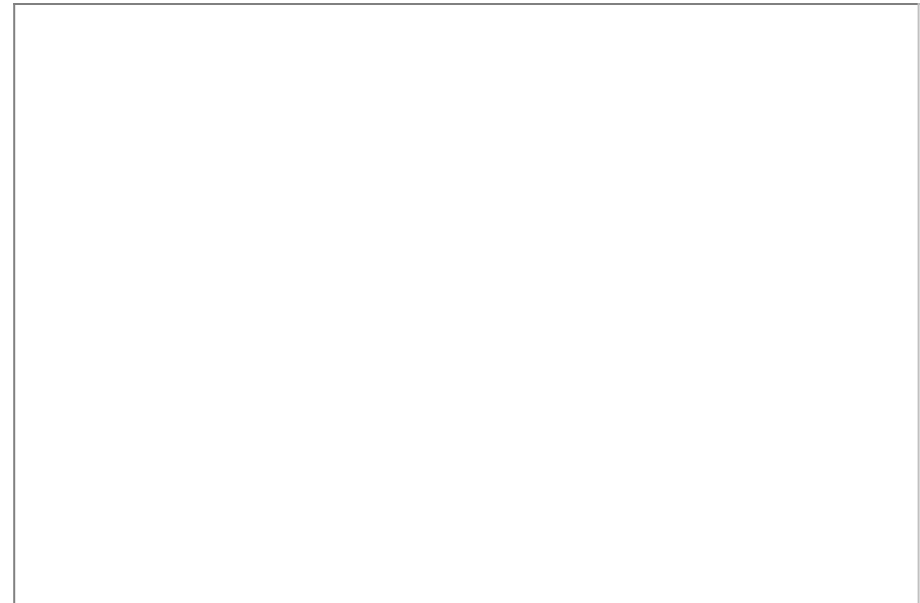
### Further standard specification includes but is not limited to:

- 2 year builder warranty
- 10 year Premier Guarantee
- A-rated uPVC double glazed windows Anthracite in colour.
- Softwood painted stairs with oak handrails.
- A choice of Karndean flooring to the hallway and kitchen.
- Choice of carpet with 8mm underlay to the living room, stairs, landing and upstairs rooms.
- Solid oak internal doors (fire doors where required) with chrome handles.
- Air Source heating system with digitally controlled underfloor heating to the ground floor.
- Modern ultra-efficient aluminium radiators service the 1st and 2nd floors.
- Fully pressurised hot water system with a 250 litre water storage tank.





- Living Room - 12' 9" x 10' 7" (3.88m x 3.22m)
- Home Office - 10' 1" x 9' 2" (3.07m x 2.79m)
- Bedroom 1 - 12' 4" x 10' 7" (3.76m x 3.22m)
- Bedroom 2 - 13' 11" x 16' 8" (max) (4.24m x 5.08m) (max)
- Kitchen/Diner - 20' 1" x 15' 0" (max) (6.12m x 4.57m) (max)
- Bathroom - 9' 2" x 6' 2" (2.79m x 1.88m)
- En-suite - 10' 3" x 3' 11" (3.12m x 1.19m)
- Bedroom 3 - 16' 8" x 9' 3" (5.08m x 2.82m)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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