

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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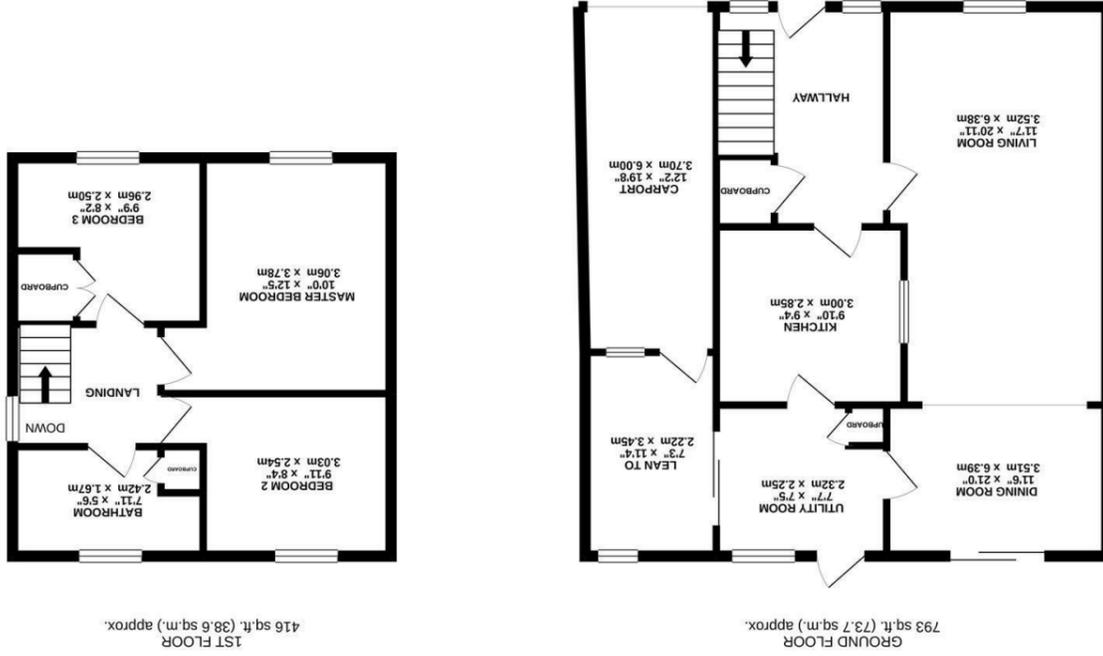
**Corby**  
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CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

**Thrapston**  
22 HIGH STREET  
THRAPSTON  
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NN14 4JH

**Rothwell**  
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31 Grange Road, Little Cransley, NN14 1PH  
£230,000



Style- Semi Detached

Location- Little Cransley

Parking- Carport

Beautifully positioned towards the end of a quiet cul-de-sac in the picturesque village of Little Cransley and offered to the market with no onward chain, is this immaculately presented family home that boasts newly fitted carpeting throughout and a brand new kitchen and bathroom suite. The property is offered to the market with no onward chain and comprises a generously sized reception room, kitchen, utility room, lean to, three good sized bedrooms and a family bathroom. Outside, the property enjoys a beautifully landscaped garden that is mostly laid to lawn with a patio area, perfect for outdoor furniture. To the front of the property, you will find a lawn frontage and block paved parking to the side for up to two vehicles.

Entry to the property is gained via the spacious entrance hall with doors to access both the living room, kitchen and a staircase rising to the first floor landing. The open plan reception room extends the full depth of the property and will easily accommodate both living and dining furniture with sliding doors out to the garden. Fitted with a range of eye and base level units, the kitchen comprises an integral oven, hob with space for a washing machine and fridge/ freezer. To complete the ground floor accommodation, there is an additional versatile room, which could be utilised as a utility room and offers generous storage. The first floor landing gives access to the family bathroom and all three bedrooms, one of which benefits from a built-in storage cupboard. Complete with a white three-piece suite, the bathroom is fitted with a bath with a shower over, vanity wash hand basin and a chrome towel rail.

The property also benefits from a generous loft which extends the full width of the property and is fully enclosed and boarded, perfect for additional storage. It also has a ladder access.



**Living/ Dining Room**  
28'11" x 11'6" (8.82 x 3.51)

**Study/ Sitting Room**  
10'10" x 7'4" (3.32 x 2.25)

**Kitchen**  
10'4" x 8'7" (3.15 x 2.64)

**Lean To**  
11'3" x 7'3" (3.45 x 2.22)

**Master Bedroom**  
12'4" x 10'0" (3.78 x 3.06)

**Second Bedroom**  
9'11" x 8'3" (3.03 x 2.54)

**Third Bedroom**  
9'8" x 8'2" (2.96 x 2.50)

**Family Bathroom**  
7'11" x 5'5" (2.42 x 1.67)

