

# CHARLES ORLEBAR

Estate Agents & Auctioneers



2 Brookside, Stanwick, Wellingborough, NN9 6PW

£535,000









# 2 Brookside

Wellingborough, NN9 6PW

- 5 Bedrooms
- Double garage
- Walking distance to pub, wine bar and school
- Village with great access to countryside walks
- 2 Ensuites & family bathroom
- Large south facing corner plot
- Small cul de sac of 8 properties
- Scope for further extension subject to planning permission

Nestled in the charming village of Stanwick, this impressive detached house offers a perfect blend of space, comfort, and potential. Spanning an expansive 2,019 square feet, the property boasts five generously sized bedrooms and three well-appointed bathrooms, making it an ideal choice for multi-generational living or families seeking room to grow.

The home features three inviting reception rooms, providing ample space for relaxation and entertainment. The large private corner plot is a standout feature, offering a delightful garden that basks in sunlight throughout the day. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying the tranquillity of village life.

Conveniently located within walking distance to the popular Duke of Wellington pub and restaurant, as well as the charming For the Love of Wine wine bar, residents can easily indulge in local dining and socialising. Additionally, the surrounding countryside offers picturesque village walks, perfect for those who appreciate nature and outdoor activities.

With ample parking available and double garage, this property caters to families and guests alike. Furthermore, there is significant scope for further extension and improvement, allowing you to tailor the home to your specific needs and desires.

In summary, this delightful property in Brookside presents a unique opportunity to enjoy spacious living in a serene village setting, with the added benefit of potential for enhancement. Do not miss the chance to make this house your home. Call 01933 313600 for exclusive viewings!

£535,000



## Double Garage

## Entrance Hall

Utility 5'10" x 7'9" (1.79m x 2.37m)

Dining Room 11'9" x 13'7" (3.58m x 4.15m)

Kitchen/Breakfast Room 11'9" x 13'8" (3.57m x 4.16m)

Living Room 14'10" x 13'7" (4.53m x 4.15m)

## Conservatory

## Landing

## Family Bathroom

## Mezzanine

Bedroom 1 16'2" x 15'11" (4.94m x 4.86m)

## En-suite





Landing

Bedroom 2

11'9" x 10'5" (3.57m x 3.18m)

En-suite

Bedroom 3

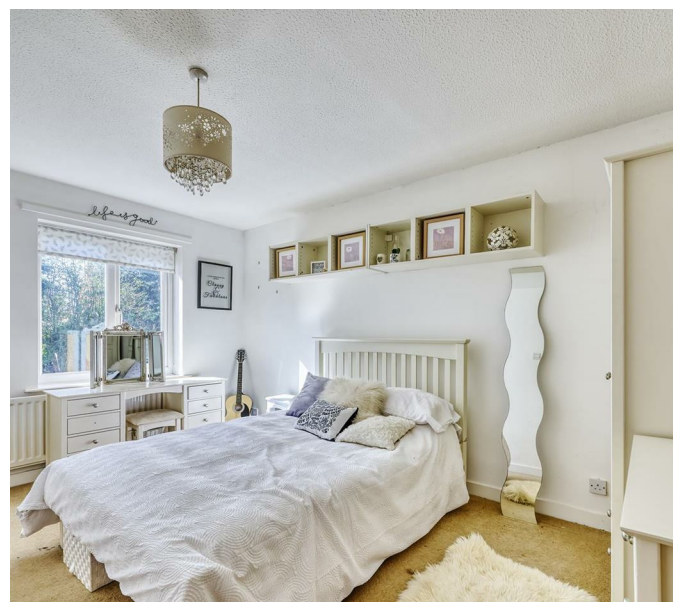
9'1" x 13'8" (2.77m x 4.17m)

Bedroom 4

8'9" x 10'5" (2.66m x 3.18m)

Bedroom 5

6'8" x 10'5" (2.03m x 3.18m)





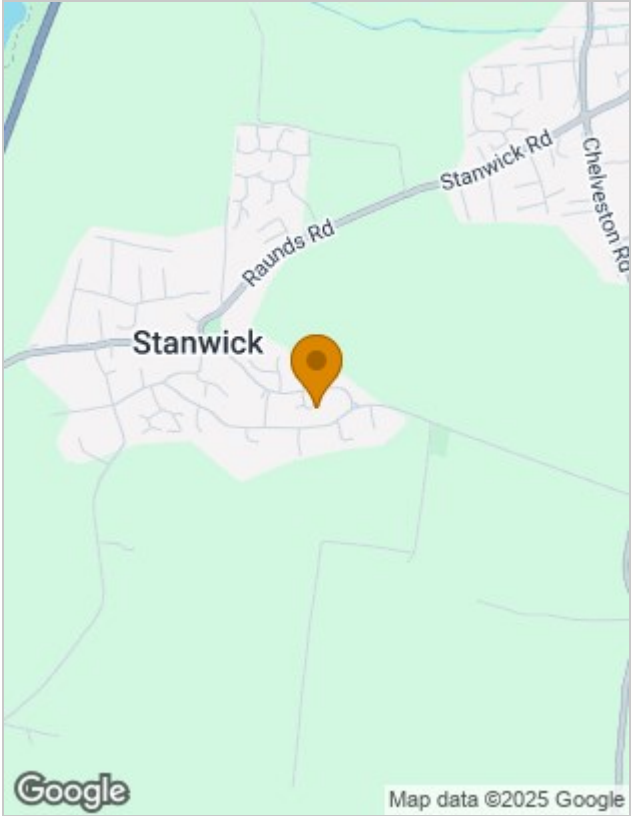




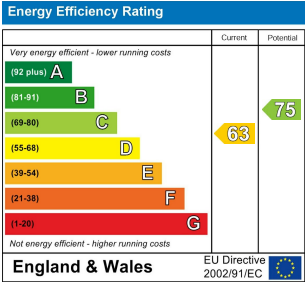
Floor Plans



Location Map



Energy Performance Graph



**Council Tax Band:** F  
North Northants  
  
**Tenure:** Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.