



Ivy Cottage, 19 West Street  
Stanwick, Northants NN9 6QY



**Simpson & Partners**



Nestled and hidden away in the heart of this highly sought after village and offered for sale in immaculate order is this three bedroom cottage. Offering many character features to include exposed stone walls, beams and fireplace and solid oak doors. Further benefits include private rear garden, refitted kitchen and made to measure shutters to lounge, hallway and master bedroom. Enter the property into the garden room/hallway with tiled flooring and leads through to the lounge/dining room and kitchen. The lounge/dining room has exposed stone walls, feature fireplace with inset wood burning stove, exposed beams with stairs rising to the first floor, the kitchen has been refitted with inset range cooker, Belfast sink, integrated dishwasher, granite work tops and breakfast bar area, tiled flooring and exposed brick wall, space for fridge/freezer. Downstairs bathroom is fitted with a three piece suite comprising bath with shower over, low level wc, wash hand basin set in vanity unit, heated towel rail and velux window, utility room with panelled walls, space and plumbing for washing machine, door to rear garden. To the first floor is a master bedroom with built in storage and access to wc, bedroom two with exposed brick chimney breast and wrought iron fireplace, door leads through to the third bedroom/dressing room. The private rear garden is enclosed with stone wall and timber fencing, lawn area and brick pathway leads to gravel area with timber summer house ideal for alfresco dining, mature tree and shrub planting. Viewing is highly recommended to appreciate this lovely well presented home.

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Offers In Excess Of £315,000



Stanwick is a lovely rural village with many countryside walks and access to the renowned Stanwick Lakes which offers numerous bike trails with cycle hire available, walks and nature reserve. The Rushden Lakes development is close by with shops, restaurants and cafe's.





Ideally located for the A14, A45 network road links leading to M1,M6. The train station is located in the town of Wellingborough approximately 15 minutes drive.

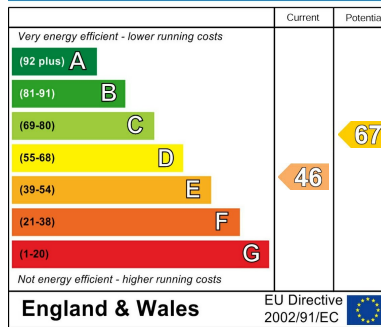




TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with NetSpace (2022)



### Energy Efficiency Rating



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