



8 Higham Road  
Stanwick, Northants NN9 6QE



**Simpson & Partners**



Rarely available and offered with no chain. This lovely three bedroom semi detached home in need of some updating is situated in the highly sought after village location of Stanwick. With countryside walks on your door step and a short walk to all amenities available in the village to include pub, wine bar, post office and schooling. Further benefits include gas central heating and double glazing throughout, oversized garage and private garden to the rear. Enter the property into the hallway with stairs rising to the first floor and door to: good sized living room with feature decorative fireplace, door to dining room which in turn opens through to the kitchen. The kitchen is fitted with a range of wall and base units, space for cooker, space for fridge/freezer. Door from the dining room leads through conservatory/porch set to the rear of Upvc double glazed construction and door to rear, downstairs shower room fitted with a shower, wc and vanity wash basin and boiler. To the first floor are three good sized bedrooms and shower room fitted with tiled shower, wash basin and wc. Externally to the front is a driveway providing off road parking, oversized garage having windows and door to rear. The front garden is of low maintenance laid to gravel with inset shrub borders. The rear garden offers a private aspect, laid to patio with mature planting to shrub borders, enclosed with timber fencing. Viewing is highly recommended to appreciate the location and potential on offer.

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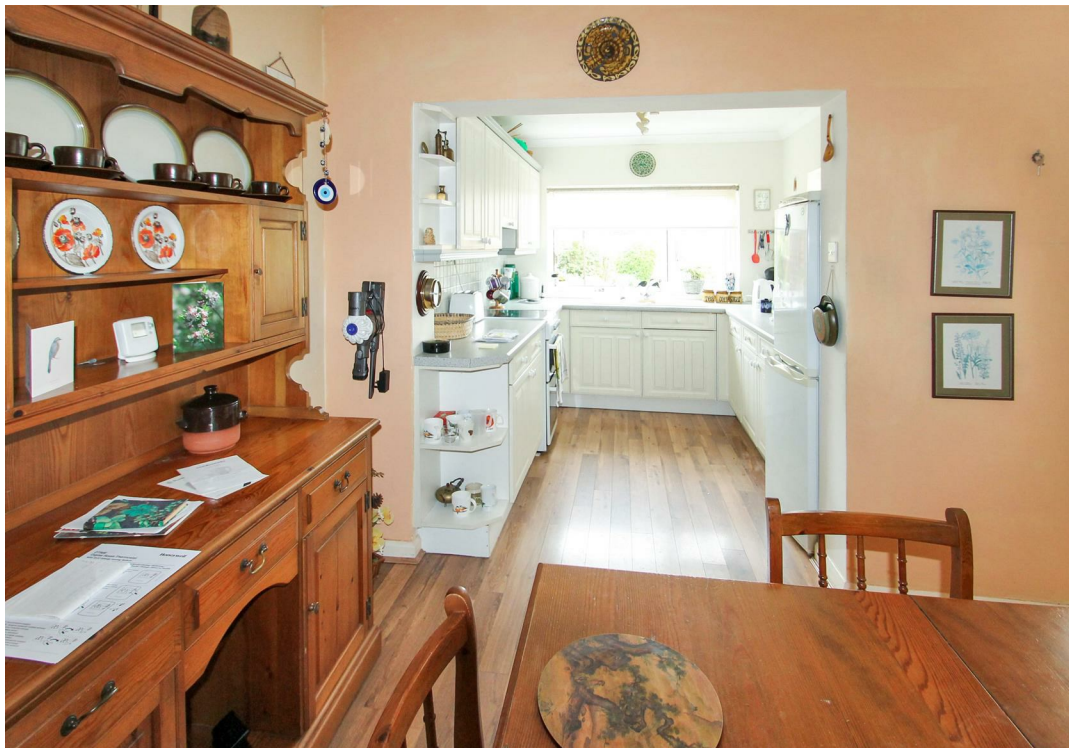
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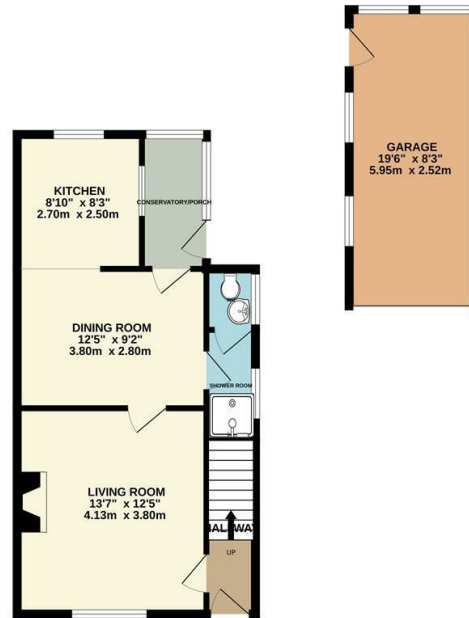
Price £245,000



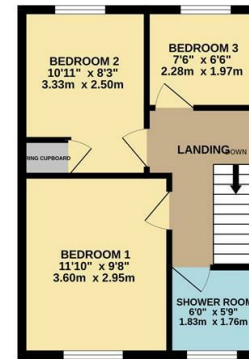
Stanwick is a lovely rural village with many countryside walks and access to the renowned Stanwick Lakes which offers numerous bike trails with cycle hire available, walks and nature reserve. The Rushden Lakes development is close by with shops, restaurants and cafe's. Ideally located for the A14, A45 network road links leading to M1,M6. The train station is located in the town of Wellingborough approximately 15 minutes drive.



GROUND FLOOR  
622 sq. ft. (57.7 sq.m.) approx.



1ST FLOOR  
357 sq. ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq. ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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