



5 Courtwood
Stanwick, Northants NN9 6PN



Simpson & Partners



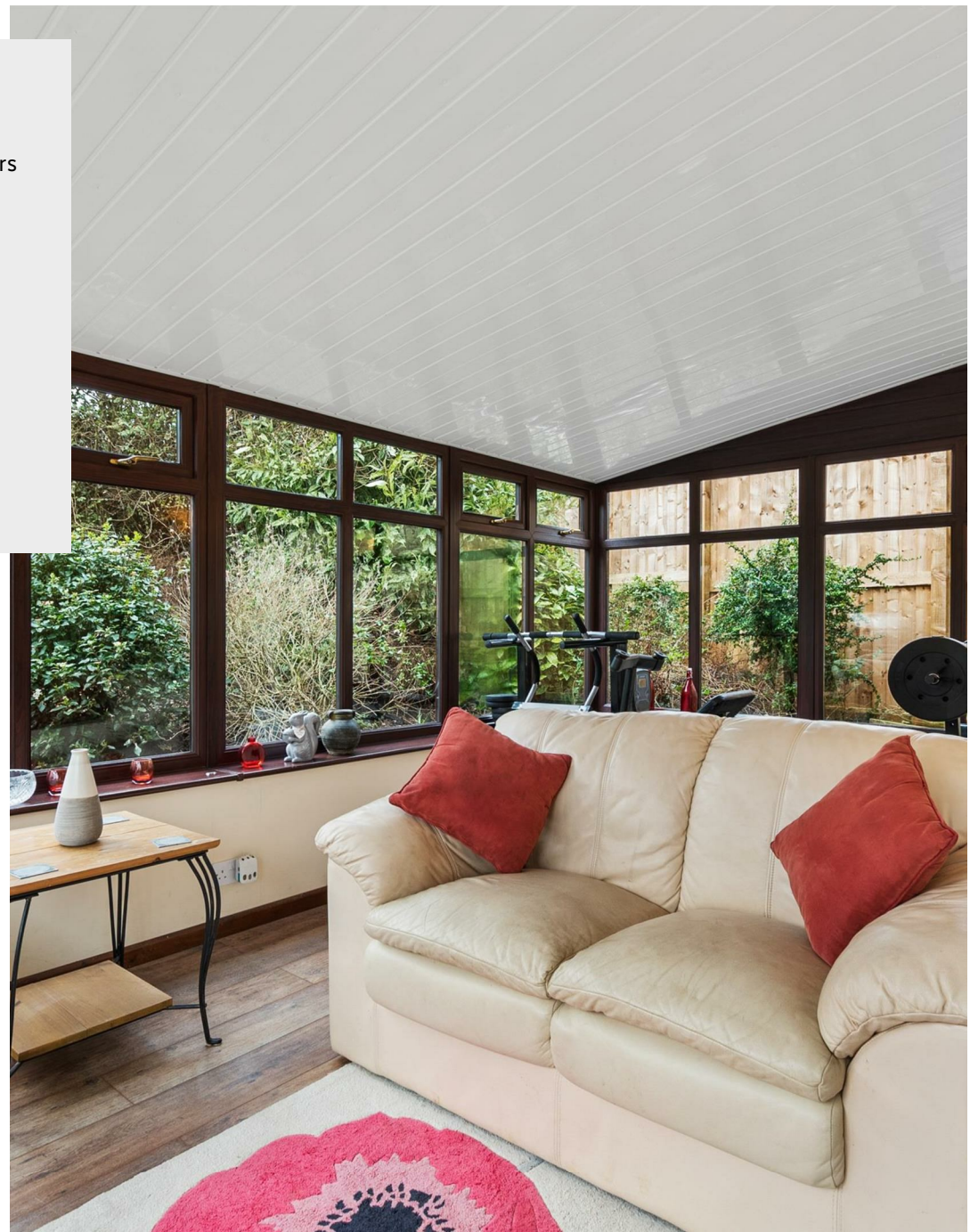
Location and interior to impress. This extended detached home is situated on a good sized corner plot in the heart of the sought after village of Stanwick with lovely countryside walks on your doorstep and local amenities. Offering extensive, flexible living accommodation across two floors boasting five bedrooms with en-suite facilities to master and guest bedroom, two reception rooms and conservatory to the side. Further benefits include off road parking, garage and south facing rear garden. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: living room with two windows to the front flooding the room with light, modern wall mounted fireplace, door to useful cupboard. Separate formal dining room with bow window to front and door to: open plan kitchen/breakfast room set to the rear being the hub of the house, having patio doors leading out to the rear garden and opening through to useful utility room. The kitchen is fitted with a good range of wall and base units with breakfast bar, built in oven, gas hob with extractor fitted over, integrated dishwasher and fridge/freezer, tiled flooring and double doors leading through to conservatory having views over the garden. Utility room is fitted with storage units, having space and plumbing for white goods and doors to garden and downstairs wc. To the first floor are five bedrooms with the master affording modern, fully tiled shower room, guest bedroom with en-suite and built in storage, family bathroom with a four piece suite comprising of shower cubicle, bath, wc and vanity wash hand basin. Externally to the front is a large block paved driveway providing ample off road parking leading to a single garage, lawn and shrub area to the side with gated access to the rear garden. South facing rear garden, mainly laid to lawn with patio area and pergola over, decking area and shrub borders. Viewing is highly recommended.

 5  3  2

Price £525,000



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 village boasts infant schooling and nursery, local butchers and post office/convenient store, family run pub/restaurant, wine bar and hotel.

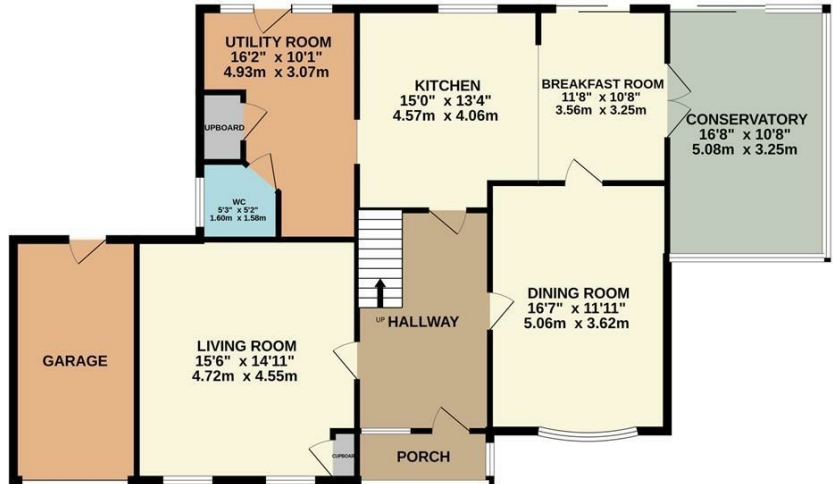




The Rushden Lakes development is close by with shops, restaurants and cafe's. Ideally located for the A14, A45 network road links leading to M1,M6. The train station is located in the town of Wellingborough approximately 15 minutes drive.



GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.

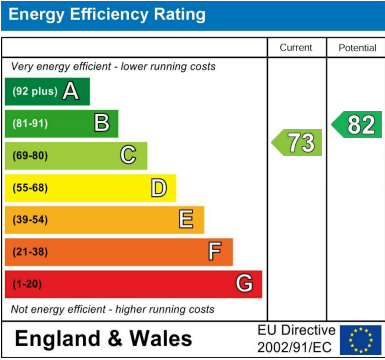


1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 2232 sq.ft. (207.4 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 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 Metropix ©2025



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ