



30 Hill House Gardens
Stanwick, Northants NN9 6QH



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Nestled down a highly desirable tree lined cul-de-sac 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. This well presented detached home is offered for sale with no onward chain and boasts four bedrooms, two reception rooms, modern kitchen and double garage. Further benefits include a re-decoration throughout, gas central heating and sealed unit double glazing. Enter the property into the hallway with doors leading to: cloakroom, dual aspect living room having wood flooring and modern wall mounted fire, patio doors lead out to the rear garden, separate dining room with windows overlooking the garden, lovely modern kitchen/breakfast room fitted with ample storage units to incorporate a breakfast bar, double built in oven, ceramic hob with extractor over, tiled flooring and door leading to useful utility room with access to the rear garden and space and plumbing for white goods. To the first floor are four good sized bedrooms with the master boasting built in wardrobes and modern en-suite shower room, further family bathroom serves the remaining bedrooms and is fitted with a three piece suite comprising of bath with shower over, wash hand basin and low level wc. Externally to the front is a well maintained front garden with mature planting, double width driveway providing ample off road parking leading to a double garage with power and light connected. The rear garden is a good size and offers a private aspect. Mainly laid to lawn with mature tree borders and patio area. Viewing is highly recommended to appreciate the location and interior of this lovely family home.

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£515,000



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.



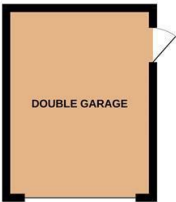
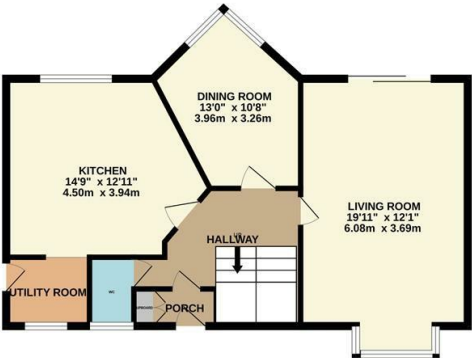
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Ideally located for the A14, A45 network road links leading to M1,M6. The train station is located in the town of Wellingborough approximately 15 minutes drive.



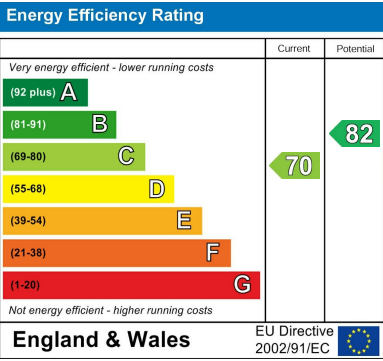
GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.
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