



37 High Street
Stanion, NN14 1DF



Simpson West

Perfectly situated within the heart of the sought after village of Stanion, is this rarely available, considerably extended detached residence which simply must be seen if its floorplan, highly established position, and plot are to be truly appreciated. Presented in outstanding condition throughout, this superb family home provides excellent sized living accommodation to include a 21' reception hall, cloakroom/WC, a dual aspect living room with fireplace, an attractive dining room with vaulted ceiling, sitting room, study/bedroom five and a fitted kitchen/breakfast room with integrated appliances and separate utility room. The first floor boasts FOUR BEDROOMS with the master enjoying fitter furniture and en-suite facilities. There is also a four-piece family bathroom. Outside, there is a stunning walled in frontage with established lawns, trees, shrubs, and bushes set to well maintained borders and a gravelled driveway provides parking for several vehicles and leads to the DOUBLE GARAGE. A highly private rear garden leads with an elevated patio area and overlooks a manicured lawn which again is complimented by a variety of established greenery to its borders, there is also a decked patio set to one corner and an ornamental path is a particular feature well worth seeing! A highly attractive garden which is fully enclosed to all sides by stone walling and timber fencing. A fantastic family home that as we say simply must be seen!!! Energy Rating C. Council Tax Band F.

Total square footage: 1754 sq ft

£650,000



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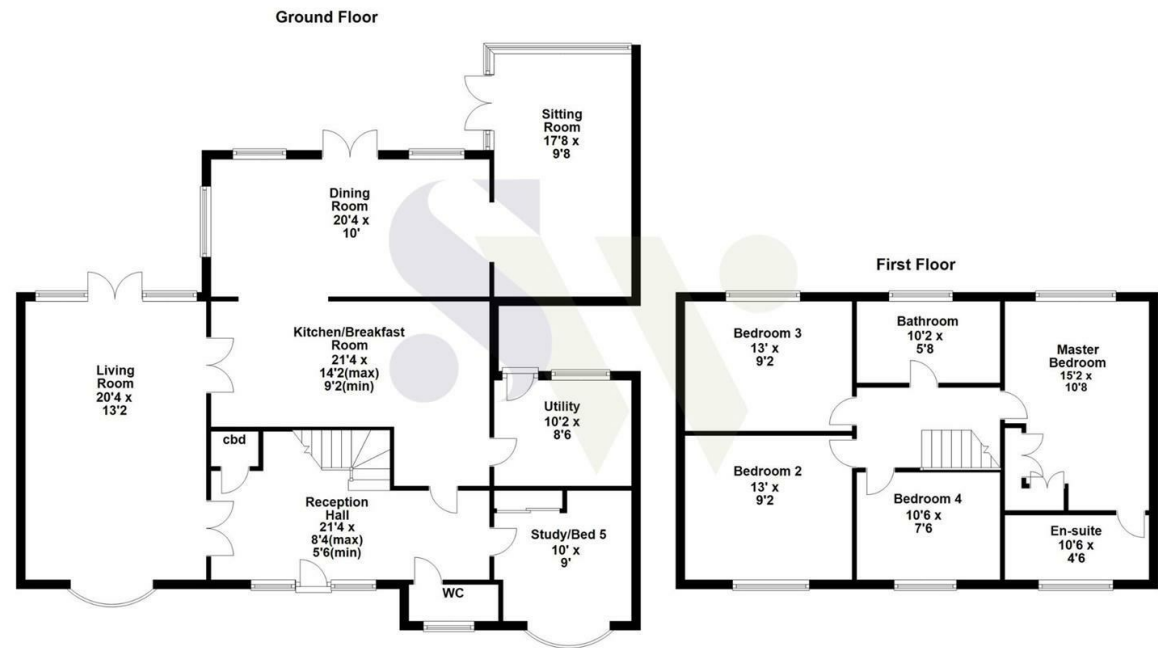


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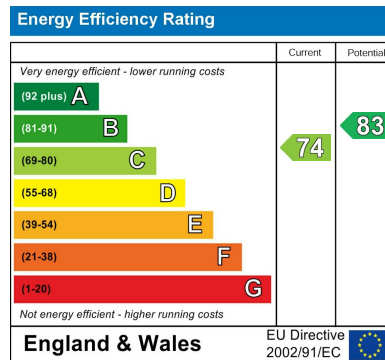


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Floor plan not to scale - for guidance purposes only.
Floor plan created by Simpson West for their use.
Plan produced using PlanUp.



When you buy with Simpson West, 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
West**

Making Every
Journey Personal



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