



15 Berwick Road, Stanion, Kettering, NN14 1BT



£400,000

Stuart Charles are delighted to offer for sale this FIVE bedroom family home, situated in the peaceful village of Stanion. Stanion is located just a short drive from Corby, Corby Railway Station, Brigstock Country Park and the National Trust Lyvedon Elizabethan Lodge, amongst many other places of interest. Stanion is well placed for A14 access. The accommodation comprises to the ground floor of an entrance hall, lounge, conservatory, dining room, kitchen, utility room and guest W.C. To the first floor is a spacious landing leading to the FIVE DOUBLE bedrooms, and a three piece bathroom. To the front is a driveway that provides parking for multiple vehicles. The driveway leads to a garage, ensuring convenience and security for your vehicle. To the rear garden, you'll find a patio area that seamlessly transitions into a laid lawn, perfect for outdoor gatherings or simply basking in the sun. A pagalo seating area offers a tranquil spot to unwind, while a garden shed provides storage for your outdoor essentials. The mature plant borders add a touch of nature to the surroundings. The garden also benefits from a private courtyard. Call now to book a viewing!!

- FIVE DOUBLE BEDROOMS
- VILLAGE LOCATION
- POTENTIAL TO ADD VALUE
- GOOD TRANSPORT LINKS
- DOWNSTAIRS GUEST WC
- GARAGE AND DRIVEWAY
- LARGE PLOT
- LOCAL SCHOOL WITHIN WALKING DISTANCE
- MODERN KITCHEN
- UTILITY ROOM

Entrance Porch

Entered via a double glazed door to front elevation, doors to:

Entrance Hall

Entered via a single glazed door, radiator, stairs rising to first floor landing, doors to:

Lounge

13'10 x 12' (4.22m x 3.66m)
Double glazed window to front elevation, radiators, tv point, telephone point,

double glazed patio door to rear elevation.

Dining Room

13'10 x 9'8 (4.22m x 2.95m)
Double glazed patio doors to rear elevation, door to:

Conservatory

25'6 x 9'6 (7.77m x 2.90m)
Brick built base, power and lights, double glazed windows to all sides, and French doors to front and rear elevation.







Kitchen

10'8 x 8' (3.25m x 2.44m)

Fitted to comprise a range of base and eye level units with steel sink and drainer, electric hob, double electric oven, double glazed window to rear elevation, door to:

Utility Room

10'6 x 8' (3.20m x 2.44m)

Fitted with base and eye level units, space for under counter fridge, space for automatic washing machine, space for dishwasher, double glazed window and door to rear elevation, door to:

Landing

Two loft hatches, one of which is fully boarded with loft ladder and power and lights, the other is partial boarded with a light.





Bedroom One

13'10 x 11'10 (4.22m x 3.61m)

Double glazed window to rear elevation, radiator, a range of fitted wardrobes and drawer units.

Bedroom Two

13'10 x 11'10 (4.22m x 3.61m)

Double glazed window to front elevation, built in wardrobe, radiator.

Bedroom Three

10'6 x 10'6 (3.20m x 3.20m)

Double glazed window to front elevation, radiator.

Bedroom Four

10'10 x 8'6 (3.30m x 2.59m)

Double glazed window to rear elevation, radiator.





Bedroom Five

10'6 x 8'6 (3.20m x 2.59m)

Double glazed window to rear elevation, radiator.

Bathroom

8'6 x 5'6 (2.59m x 1.68m)

Featuring a three piece suite with a panel bath and shower over, low level pedestal and wash hand basin, double glazed window to front elevation, radiator, airing cupboard.

Garage

23'6 x 11'8 (7.16m x 3.56m)

Up and over doors, power and lights.

Outside

To the front is a driveway that provides parking for multiple vehicles. The driveway leads to a garage,





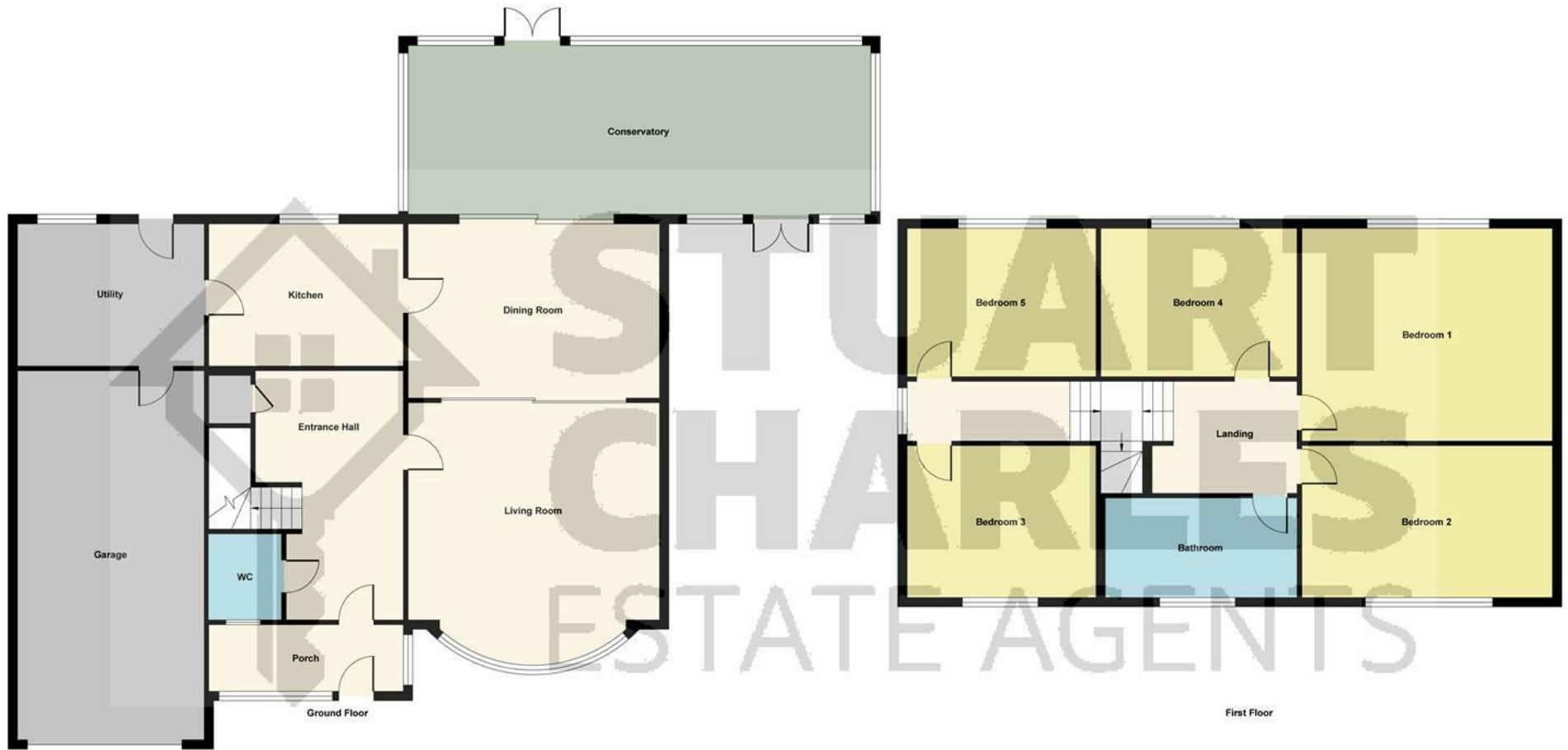


Illustration for identification purposes only, measurements are approximate, not to scale.
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