



## 46 High Street, Stanion, Kettering NN14 1DF Offers Over £325,000

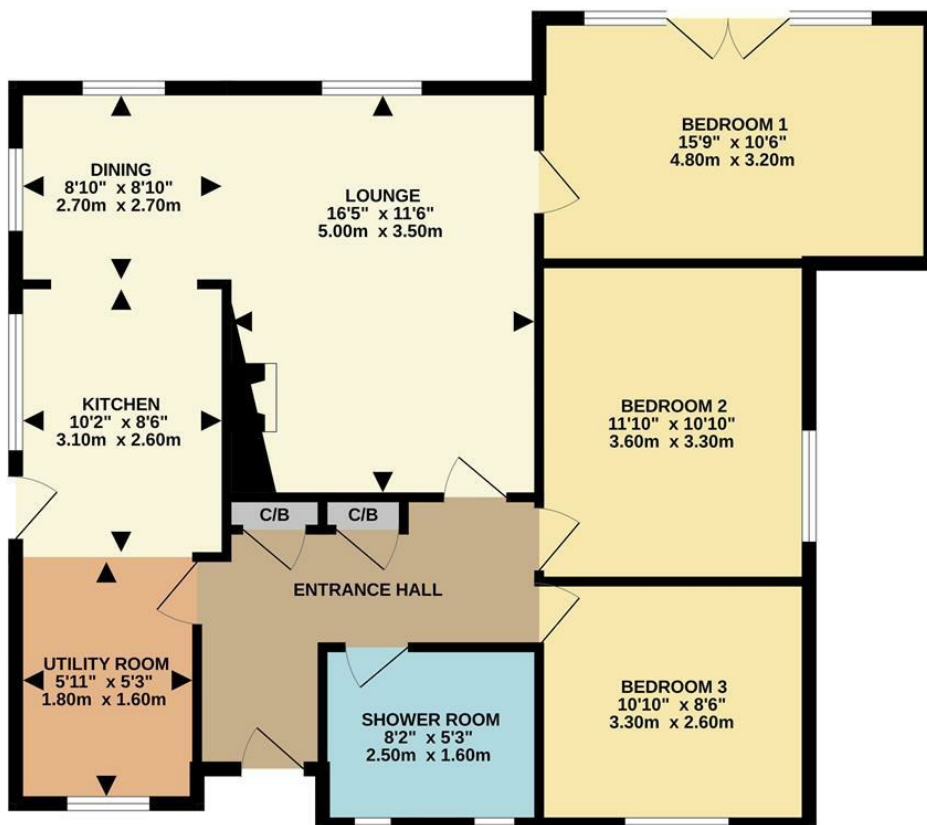
Lucas Estate Agents are pleased to be offering this fantastic bungalow to the market that sits in a prominent and elevated position with views across the village of Stanion. There are multiple access points to the property, the main being lovely stone cobbled steps up from the High Street. Into the front door you will find a good sized entrance hall with storage and airing cupboards. Exposed original wooden flooring runs throughout all bedrooms and reception areas and gives a real country property feel. There are 3 double bedrooms all with space for double/king sized beds along with wardrobes. Bedroom 1 features large French doors onto a courtyard in the rear garden which brings in lots of natural light. This is a versatile room as has been used as a sun room creating an additional reception area. The lounge/diner is set in a right angle creating a nice open plan feel with the log burning stove being the main feature point. This space has room for multiple sofas and a large family dining table that leads perfectly onto the kitchen. The modern fitted kitchen has been replaced in the last 5 years and features a built in fridge/freezer and views of the countryside out the window in front of the sink. There is a modern fitted shower room with double shower, sink and toilet and is complete with tiling throughout. Outside there is a large rear garden which has been looked after by the current owners complete with a large vegetable garden. The driveway and garage are at the rear of the garden creating another access to the property. The front of the property has been well designed and allows for further seating and enjoyment of the views. Stanion is a popular village being close to lots of amenities and buses into Brigstock which has shops including a pharmacy.

**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band: D**

**LUCAS**  
SALES & LETTINGS



GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
Made with Metropix ©2025

- 3 Bedroom Detached Bungalow
- Large Rear Garden
- Parking and Garage
- Views over Stanion
- Modern Fitted Kitchen
- Log Burning Stove

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



2 Silver Street, Kettering,  
Northamptonshire, NN16 0BN  
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

**LUCAS**  
SALES & LETTINGS