

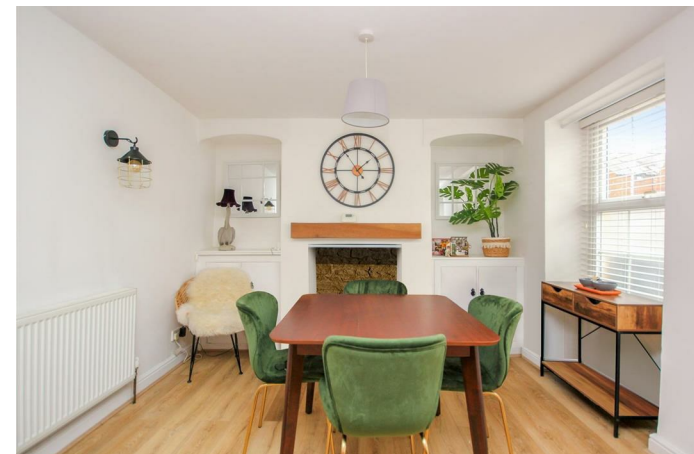


27 West Street
Stanwick, NN9 6QY



Simpson & Weekley

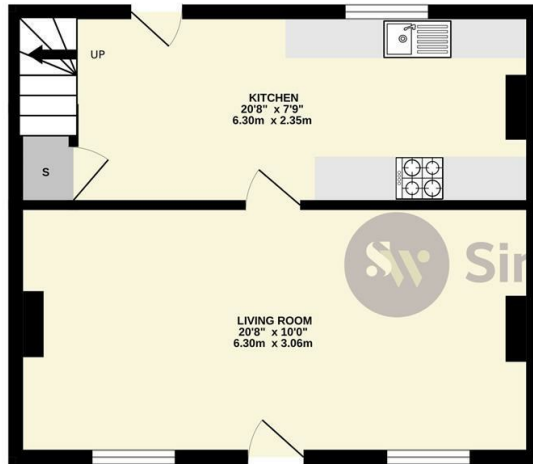
Situated in the popular village of Stanwick and offered to the market with no upward chain, this very well presented three bedroom, stone built detached cottage briefly comprises an open plan lounge/dining room with two feature fireplaces leading to a well appointed and modern fitted kitchen/breakfast room with stable door to the rear garden. To the first floor there is a landing with three well proportioned bedrooms and a family bathroom. Externally there is an enclosed low maintenance rear garden mainly paved with steps leading to a further gravelled area and a brick built barn. The property is located close to the heart of the village which offers a range of amenities including a post office, shop, hairdressers, public house, bistro/wine bar, primary school and bus routes. Stanwick offers easy access to the A45, A14, Rushden Lakes and countryside walks around Stanwick Lakes. Viewing is highly recommended. EPC Rating E, Council Tax Band



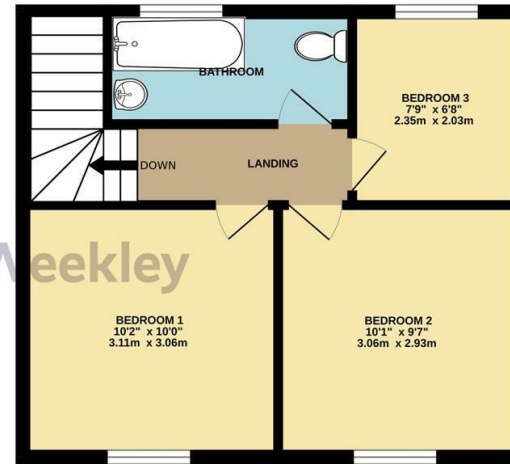
Offers In Excess Of £315,000



GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.

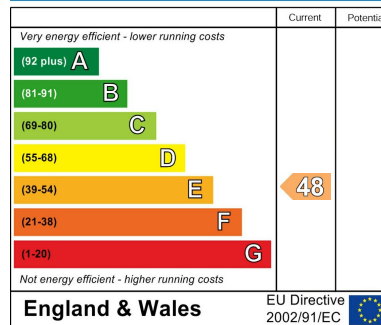


TOTAL FLOOR AREA : 712 sq.ft. (66.2 sq.m.) approx.

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.
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Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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