



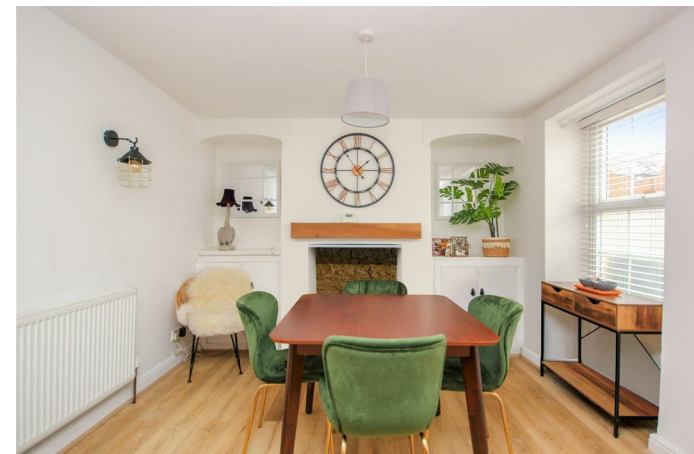
27 West Street
Stanwick, Northants NN9 6QY



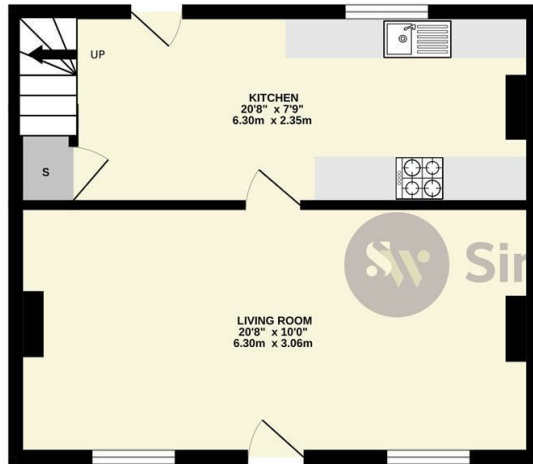
Simpson & Weekley

NEW INSTRUCTION Situated in the popular village of Stanwick and available immediately is this very well presented three bedroom, stone built detached cottage. Briefly comprising 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 are three well proportioned bedrooms and a modern 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. Sorry, strictly no pets. EPC Rating E, Council Tax Band C

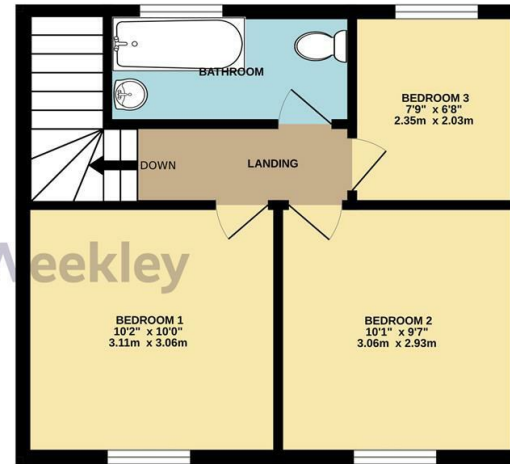
£1,295 PCM



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



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