



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 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

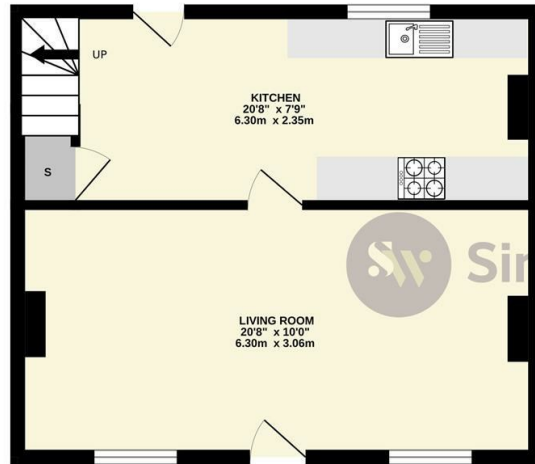


£1,250 PCM

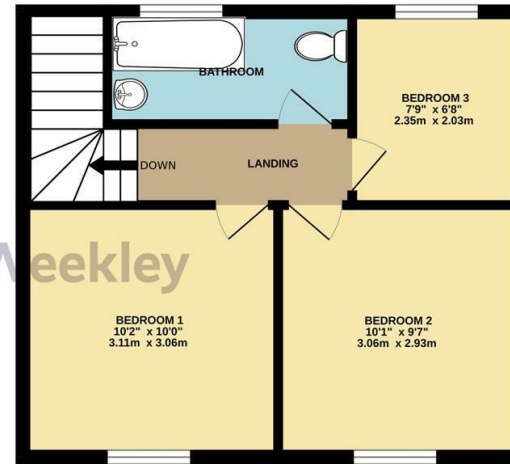


Simpson & Weekley

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.
Made with Metropix ©2025



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	

48

82



When you buy with Simpson and Weekley, 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
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW