



# HARWOODS

Chartered Surveyors & Estate Agents



2 Marks Close, Stanwick  
Northamptonshire NN9 6UB

£695,000 Freehold

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## 2 Marks Close, Stanwick, Northamptonshire NN9 6UB

A spacious and well proportioned five bedroom detached village house situated on a generous sized plot. The property and gardens are well screened, particularly in Spring and Summer months, and would suit a buyer wanting a lovely private position. The house is available with no onward chain.

There is an impressive sized entrance hall, cloakroom/toilet, study, lounge, conservatory with solid roof, large kitchen/breakfast room, utility room, landing, five bedrooms (four having built-in storage or wardrobes), en suite shower room and main bathroom with both a bath and shower. The house has double-glazed windows and gas central heating.

The house is located at the end of a small cul de sac of quality homes and is set within the sought after village of Stanwick. The village has a great range of local facilities including pubs, wine bar, post office/shop, butchers shop, village hall, church, primary school academy, pocket park, community orchard, allotments, community gardens etc. Nearby Raunds has a further selection of shops for day to day needs and Rushden Lakes Leisure & Retail is within a short drive.

Viewing highly recommended.

EPC ordered but awaited.

### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

An impressive sized entrance hall having decorative double-glazed front door, two radiators, double-glazed window to the front, staircase rising to 1st floor landing, under-stairs cupboard, ceiling coving, central heating thermostat, glazed double doors to the kitchen/breakfast room and panelled doors off to other main ground floor rooms and cloakroom/WC.

#### Cloakroom/WC

Suite comprising close-coupled WC and corner washbasin. Tiled floor, part tiled walls, chrome towel radiator, ceiling coving and double-glazed window to the front.

#### Study

13'7" x 6'8" plus bay (4.14m x 2.03m plus bay)

Double radiator, ceiling coving and double-glazed bay window to the front.

#### Lounge

18'0" x 13'7" (5.49m x 4.14m)

Reproduction style fireplace with fitted gas grate. Two radiators, ceiling coving, two double-glazed windows to the side, glazed double doors with double-glazed side panels flanking opening to the conservatory.

#### Conservatory

10'0" x 9'0" (3.05m x 2.74m)

Tiled floor, electric panel heater, double-glazed double doors to the garden, double-glazed windows to three sides. Pitched solid roof with Vellux double-glazed skylight.

#### Dining Room

13'7" x 12'9" plus bay (4.14m x 3.89m plus bay)

Radiator, ceiling coving and double-glazed bay window to the front.

#### Kitchen/Breakfast Room

21'10" x 11'10" (6.65m x 3.61m)

Comprehensively fitted with a range of limed oak effect units incorporating 1.5 bowl sink, base cupboards, base drawers, wall mounted cupboards, wall mounted glazed display cupboard and ample work surface areas including peninsula breakfast bar. Rangemaster cooker, integrated filter hood, integrated fridge/freezer and integrated dishwasher. Ceiling coving, tiled floor, two double-glazed windows overlooking the rear garden and door leading to utility room.

#### Utility Room

11'10" x 5'10" (3.61m x 1.78m)

With a range of limed oak effect units incorporating single drainer stainless steel sink, base cupboards, base drawers, wall mounted cupboards, tall large style unit and work surface areas. Radiator, ceramic tiled floor, Potterton gas central heating boiler and double-glazed door to the rear garden.

#### First Floor Landing

Radiator, loft access, walk-in airing cupboard (with batten shelving and pressurised hot water cylinder), ceiling coving, doors off to bedrooms (expect bedroom 5 which is accessed via an arched opening) and bathroom.

#### Bedroom 1

14'10" x 13'11" (4.52m x 4.24m)

Ceiling coving, two radiators, and two double-glazed windows overlooking the rear garden. Door to ensuite.

#### En Suite Shower Room

With suite comprising close-coupled WC, vanity washbasin with storage and shower enclosure. Part-time walls, chrome towel radiator, extractor fan, ceiling coving and double-glazed window to the rear.

#### Bedroom 2

12'7" x 11'11" (3.84m x 3.63m)

Radiator, ceiling coving, built-in wardrobes and double-glazed window overlooking the rear garden.

#### Bedroom 3

11'9" min x 10'11" (3.58m min x 3.33m)

Radiator, ceiling coving, built-in wardrobes and double-glazed window overlooking the front garden.

#### Bedroom 4

13'8" x 9'0" min (4.17m x 2.74m min)

Radiator, ceiling coving, built-in wardrobes and double-glazed window overlooking the front garden.

#### Bedroom 5

13'11" x 5'8" min (4.24m x 1.73m min)

Radiator, ceiling coving, two built-in storage cupboards and double-glazed window overlooking the front garden.

#### Bathroom

White suite comprising close-coupled WC, pedestal washbasin, panelled bath (with mixer tap/shower) and separate shower enclosure. Towel radiator, part tiled walls, ceiling coving, extractor fan and double-glazed window to the rear.

#### Front Garden

The property has a deep front garden which is approached via a farm style gate from Marks Close. There is a large block paved driveway that gives direct access to the double garage and provides ample off road parking. The garden is laid out with lawns, shrub beds and ornamental trees including a Magnolia. A side gate gives access on foot from the front garden to the rear garden.

#### Double Garage

17'6" wide x 20'6" deep (approximate measurements) (5.33m wide x 6.25m deep (approximate measurements))

Electric powered roller door, power sockets, rear window and rear personnel door from rear patio.

#### Rear Garden

82'0" wide x 75'5" average length (25m wide x 23m average length)

A generous sized garden with full width paved patio, lawn and an abundance of established plants, shrubs and ornamental trees. Greenhouse and Timber Storage Shed. The garden is particularly well screened in late Spring and Summer when all of the trees and shrubs are in leaf and so would suit a buyer wanting good degrees of privacy.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band G.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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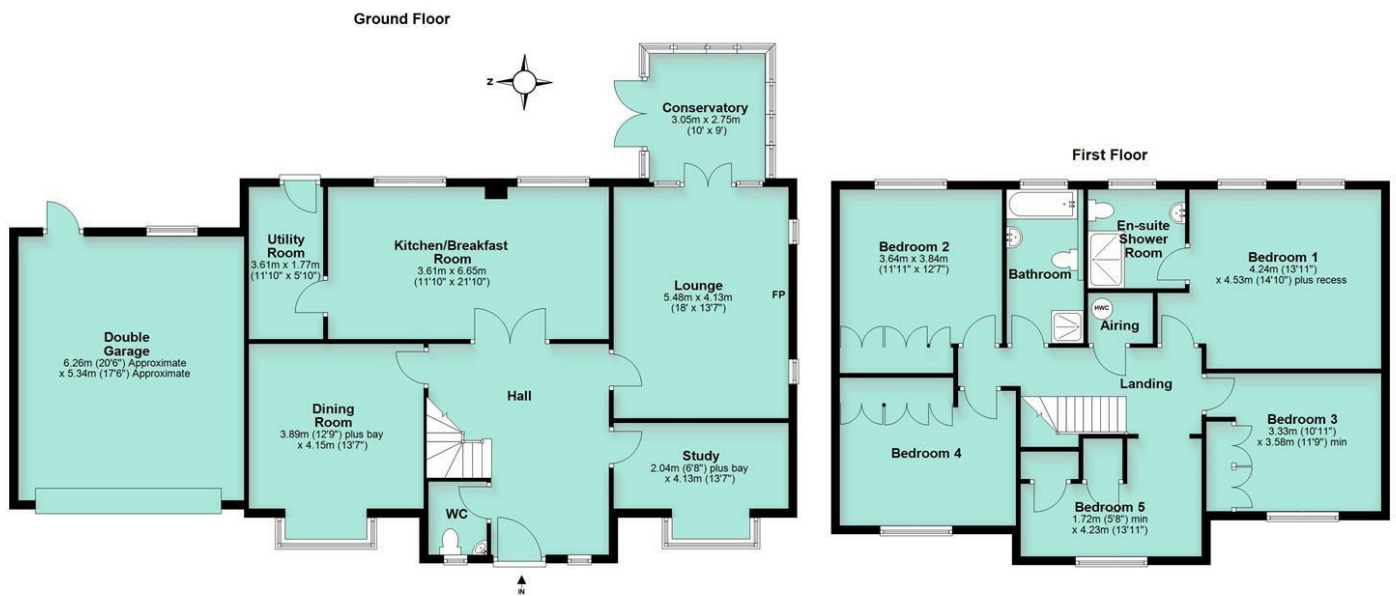






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Plan produced using PlanUp.

