



17 High Street
Stanion, NN14 1DF



Set in the heart of the popular village of Stanion, this charming period home occupies a prominent High Street position and is offered for sale with NO ONWARD CHAIN. Believed to date back to the 19th century or earlier, this stone built property retains much of the character typical of Stanion's historic village core.

The accommodation comprises a large entrance hall, a spacious yet cosy living room with log burner, deep windowsills and French doors opening into a bright P-shaped conservatory, ideal for entertaining. There is also a separate dining room, fitted kitchen with integrated appliances, a utility room and a pantry/storage cupboard.

To the first floor are three bedrooms, a family bathroom and a separate WC. The property benefits from double glazing and gas central heating via a regularly serviced combi boiler.

Externally, the property features a private, enclosed rear garden mainly laid to lawn, a generous driveway providing ample off-road parking, and a double garage with electric roller door.

Viewing is highly recommended to appreciate this rarely available village home.
Energy Rating D. Council Tax Band E.

£449,950



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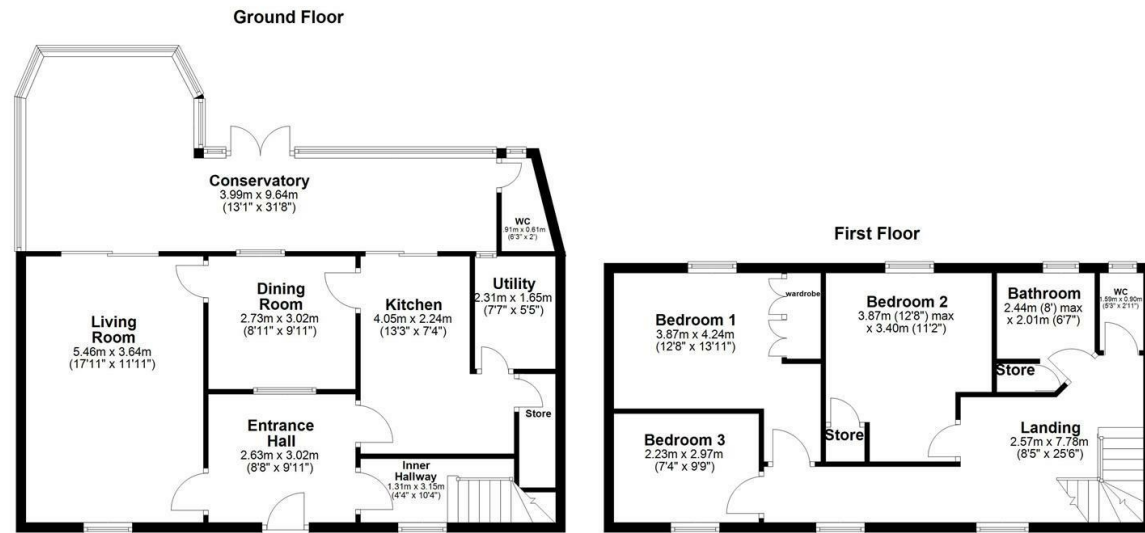


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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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