



2 Grange Road  
Stanion, NN14 1DD

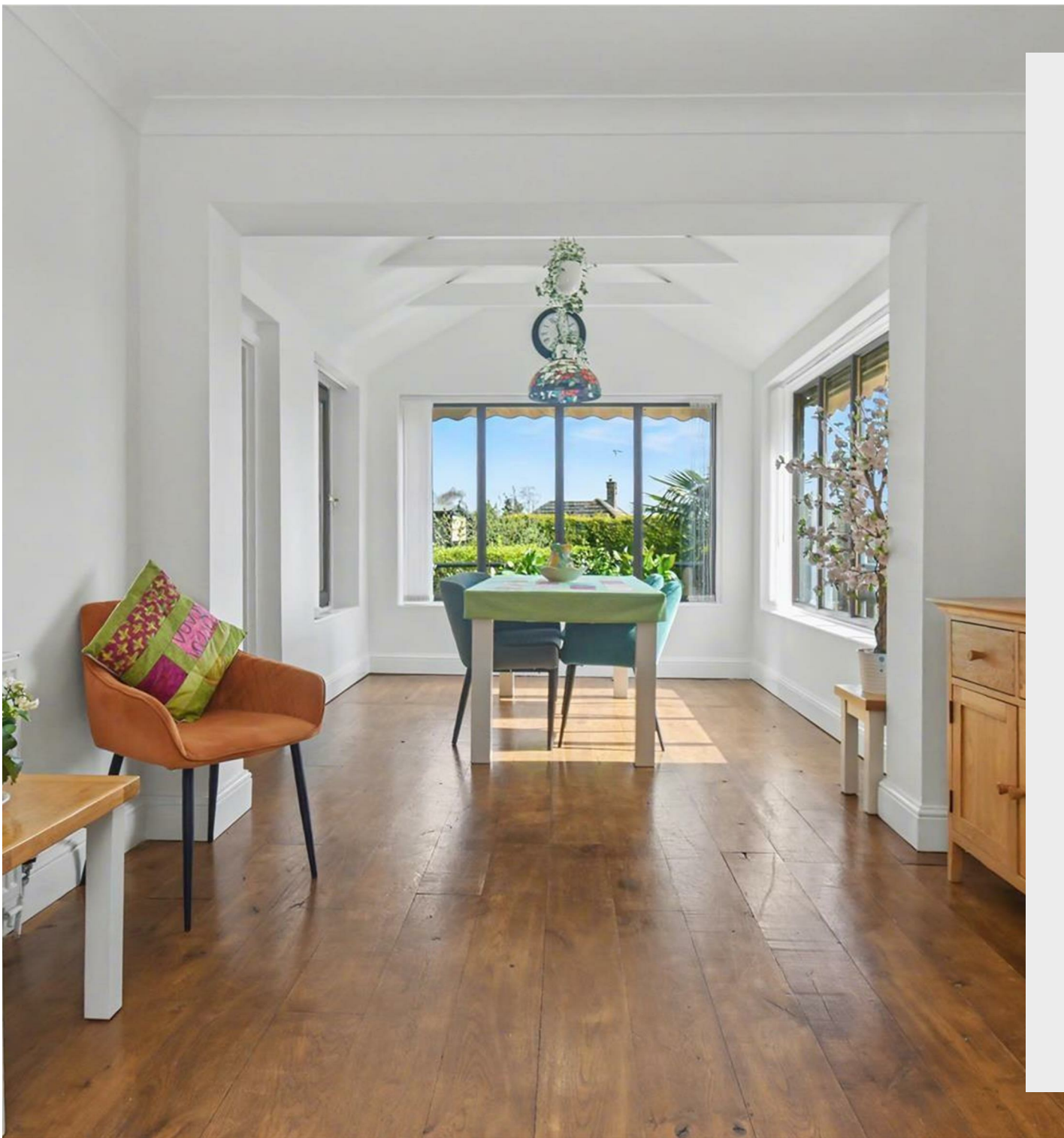


**Simpson West**

# 2 Grange Road

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FINESHADE  
HOUSE



## About the Property

Set within the highly desirable village of Stanion, this exceptional and rarely available family home occupies a generous, established corner plot and is presented in superb condition throughout. Thoughtfully enhanced by the current owners to an impressive standard, the property offers both character and modern comfort in equal measure.

Upon entering, you are welcomed by a combination of oak and stone effect flooring to the ground floor beginning with an imposing reception hall, a beautifully appointed living room with an open fireplace. Twin doors open into a bright and airy dining room with a wood burning stove, which in turn provides access to a cosy sitting room/snug - perfect for relaxing or entertaining.

The extended kitchen/breakfast room is a true focal point of the home, featuring integrated appliances, and is ideal for family gatherings. A separate home office, cloakroom/WC and laundry room adds further practicality. Upstairs, the first-floor hosts five well-proportioned bedrooms, including a spacious master with en-suite facilities, alongside a stylish family bathroom.

Externally, the property boasts a smart, low-maintenance frontage enclosed by brick walling, with a gated driveway offering ample parking and access to a double carport. The rear garden is a standout feature as it is beautifully established, south-facing, and enjoying views as far as Geddington Chase. Terraced seating areas lead on to a manicured lawn bordered by mature planting, while two inviting seating areas provide excellent spaces for entertaining, including a fully equipped log cabin with a pool table and bar, there is also a separate Cabana which in our opinion completes an all-round perfect setting! Finally, speak to us to obtain a copy of the Buyers Information Pack that has already been prepared for the property.

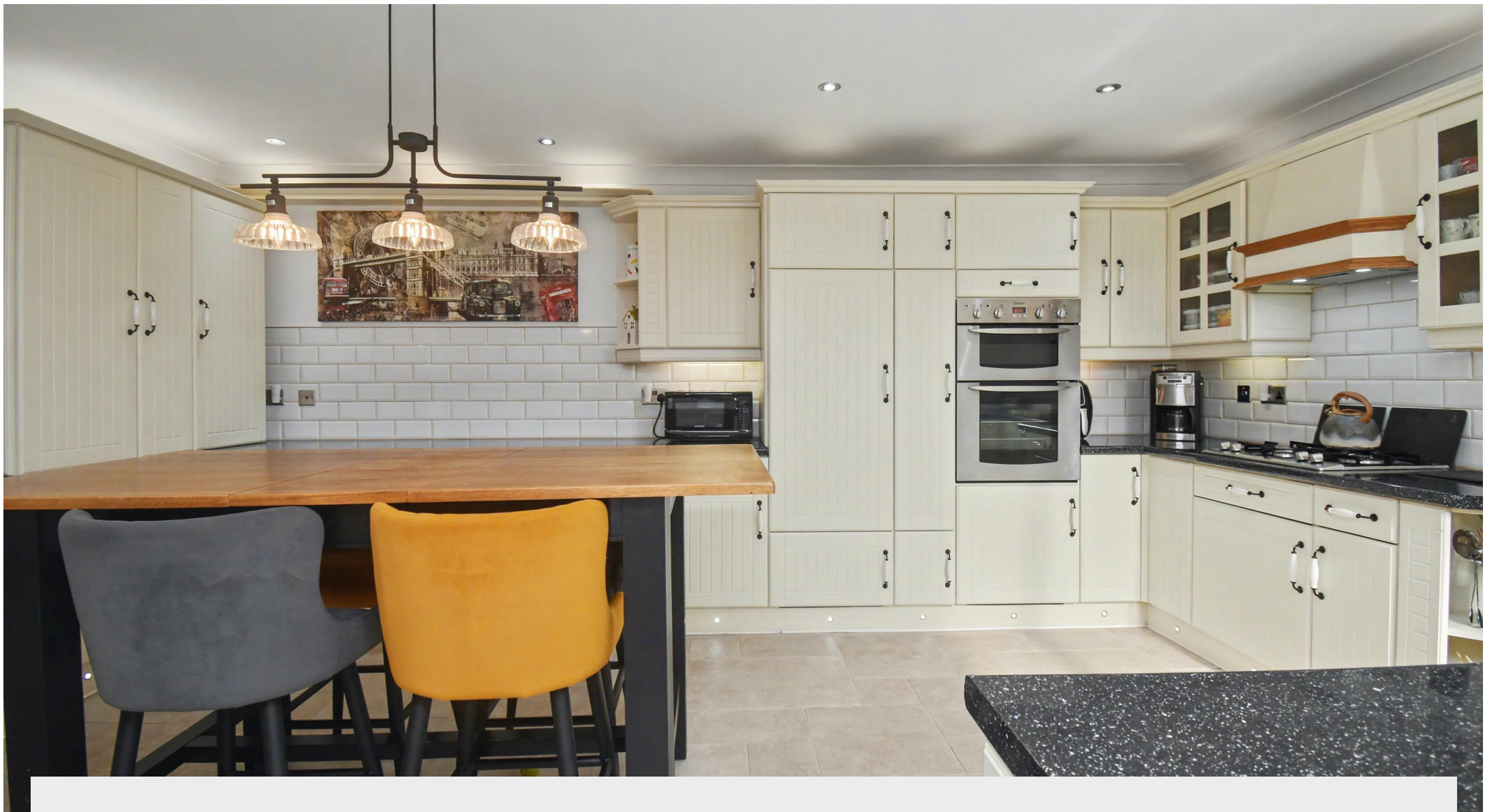
**£599,750**



Sitting Room - 4.57m x 4.37m (15' x 14'4 )  
Dining Room - 5.99m x 2.95m (19'8 x 9'8 )  
Kitchen/Breakfast Room - 5.49m x 3.66m (18' x 12' )  
Snug - 3.56m x 2.44m (11'8 x 8')  
Utility Room - 2.44m x 1.83m (8' x 6' )  
Study - 2.59m x 2.24m (8'6 x 7'4 )  
Master Bedroom - 5.54m x 3.71m (18'2 x 12'2 )  
En-Suite Bathroom - 4.42m x 2.90m(max) 1.83m(min) (14'6 x 9'6(max) 6'  
Bedroom 2 - 3.51m x 3.05m (11'6 x 10' )  
Bedroom 3 - 3.51m x 3.05m (11'6 x 10' )  
Bedroom 4 - 3.56m x 2.44m (11'8 x 8' )  
Bedroom 5 - 2.90m x 2.90m (9'6 x 9'6 )  
Bathroom - 2.44m x 2.34m(max) 1.37m(min) (8' x 7'8(max) 4'6(m







Stanion is a small village in Northamptonshire known for its quiet, rural character and strong sense of community. The property is set against the scenic backdrop of Geddington Chase, part of the ancient Rockingham Forest. Footpaths from Stanion lead into open fields and woodland, where visitors can enjoy peaceful walks, especially in spring when wildflowers and bluebells are in bloom. Together, the village and its surroundings offer a blend of community life and attractive countryside.







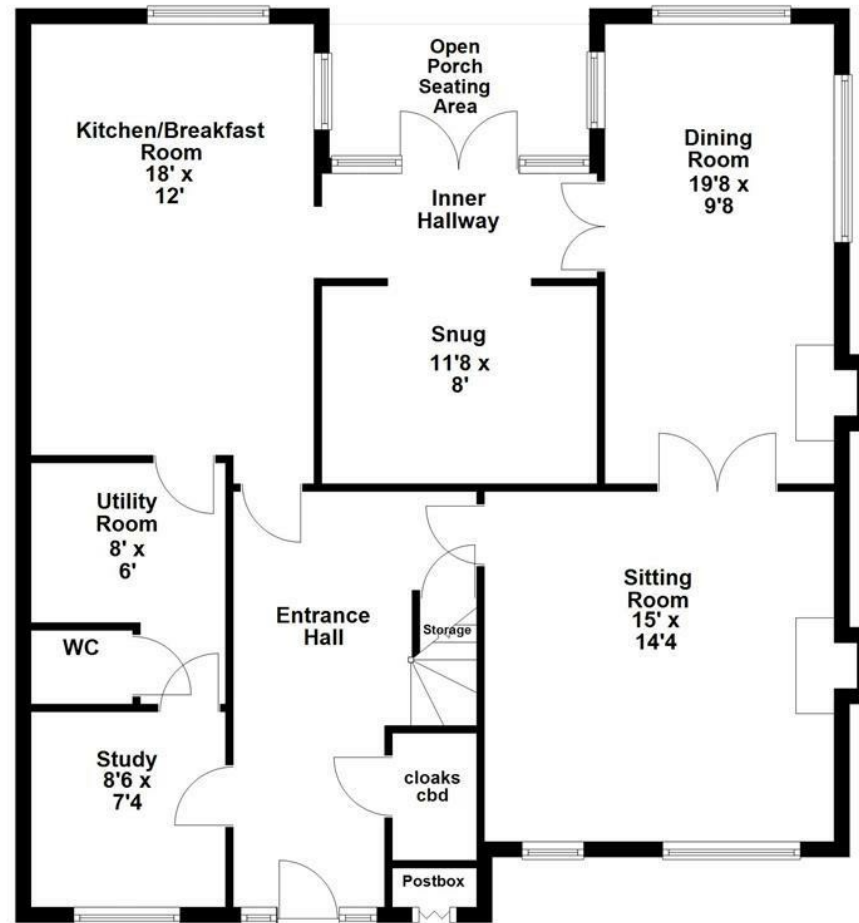
### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>67</b>                                                                                                   | <b>72</b> |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

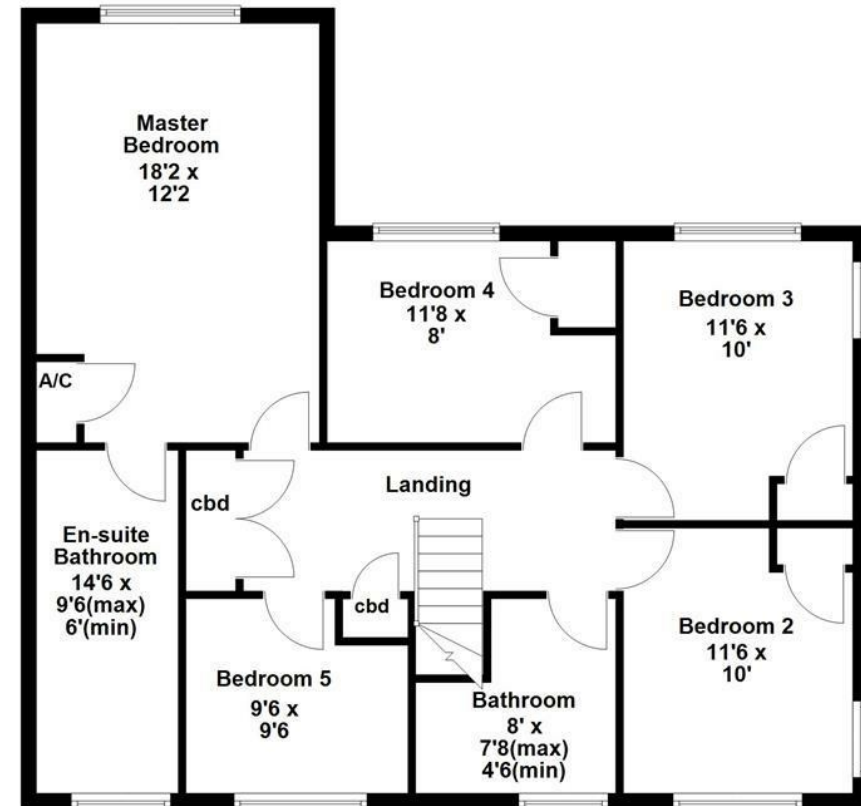


**Simpson West**

**Ground Floor**



**First Floor**



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**Simpson  
West**

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01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

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

64 Corporation Street, Corby, Northants, NN17 1NH