



10 Stanion Road

Kettering, Northamptonshire NN14 3HW



**Simpson & Partners**

# 10 Stanion Road

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## About the Property

Dating back to the 1920s, this truly exceptional detached residence blends timeless charm with modern refinement, occupying an enviable position with uninterrupted views across open fields and rolling countryside.

Set within the highly desirable village of Brigstock, the property enjoys a peaceful setting while remaining conveniently close to the amenities of Thrapston, Oundle, Corby and Kettering.

Upon entering, you are welcomed by a bright and spacious entrance hall, complete with a cloakroom WC. The elegant living room is a particular highlight, offering picturesque countryside views and centred around a charming open fire, creating a warm and inviting atmosphere. Additional ground floor accommodation includes a versatile home office and a practical utility/boot room.

At the heart of the home lies a stunning kitchen dining family room, thoughtfully designed for both everyday living and entertaining. Recently refitted to a high specification, the kitchen features sleek quartz work surfaces and a full range of integrated appliances. Bifold doors open seamlessly onto the rear garden, enhancing the indoor-outdoor lifestyle.

The first floor offers three well-proportioned double bedrooms, each benefiting from fitted storage. The principal bedroom enjoys the added luxury of an ensuite shower room, while a stylish family bathroom serves the remaining bedrooms.

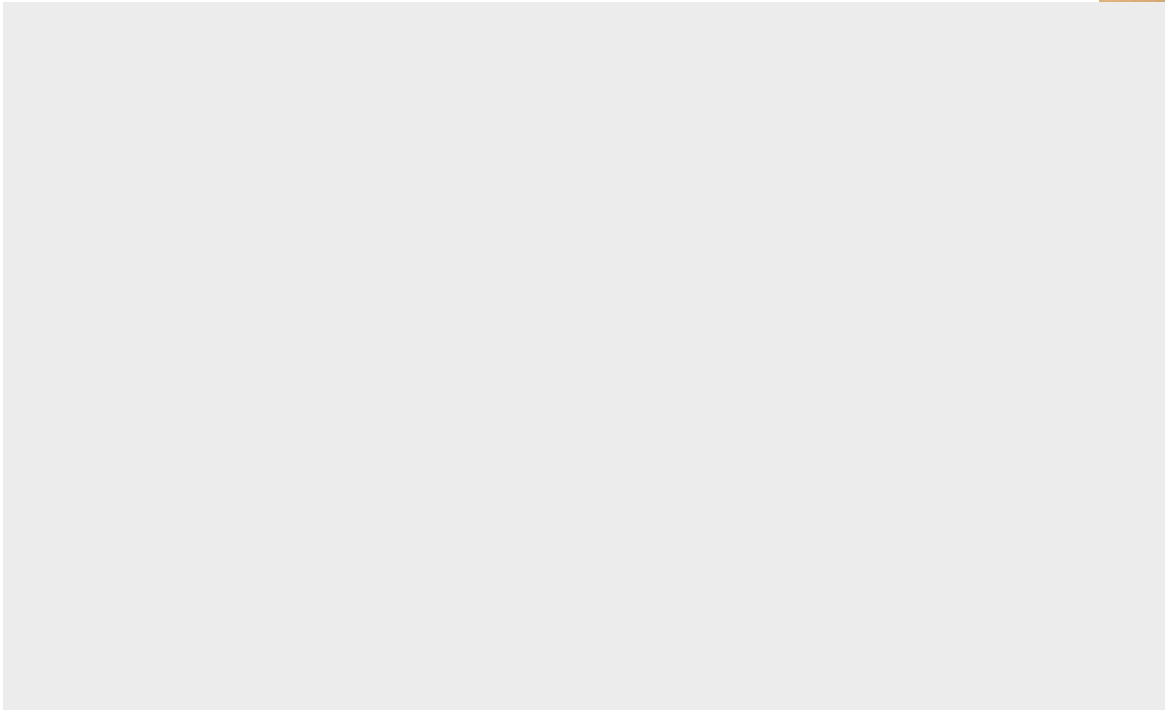
Externally, the property is surrounded by beautifully landscaped wraparound gardens, providing a variety of spaces to relax and entertain. A generous patio area offers excellent privacy, while the expansive lawn creates a perfect setting for families and outdoor enjoyment. A garage is positioned to the side with convenient access from both front and rear, complemented by a driveway providing off-road parking with an EV charging point.

This is a rare opportunity to acquire a characterful yet contemporary home in a sought-after village location. Early viewing is highly recommended.

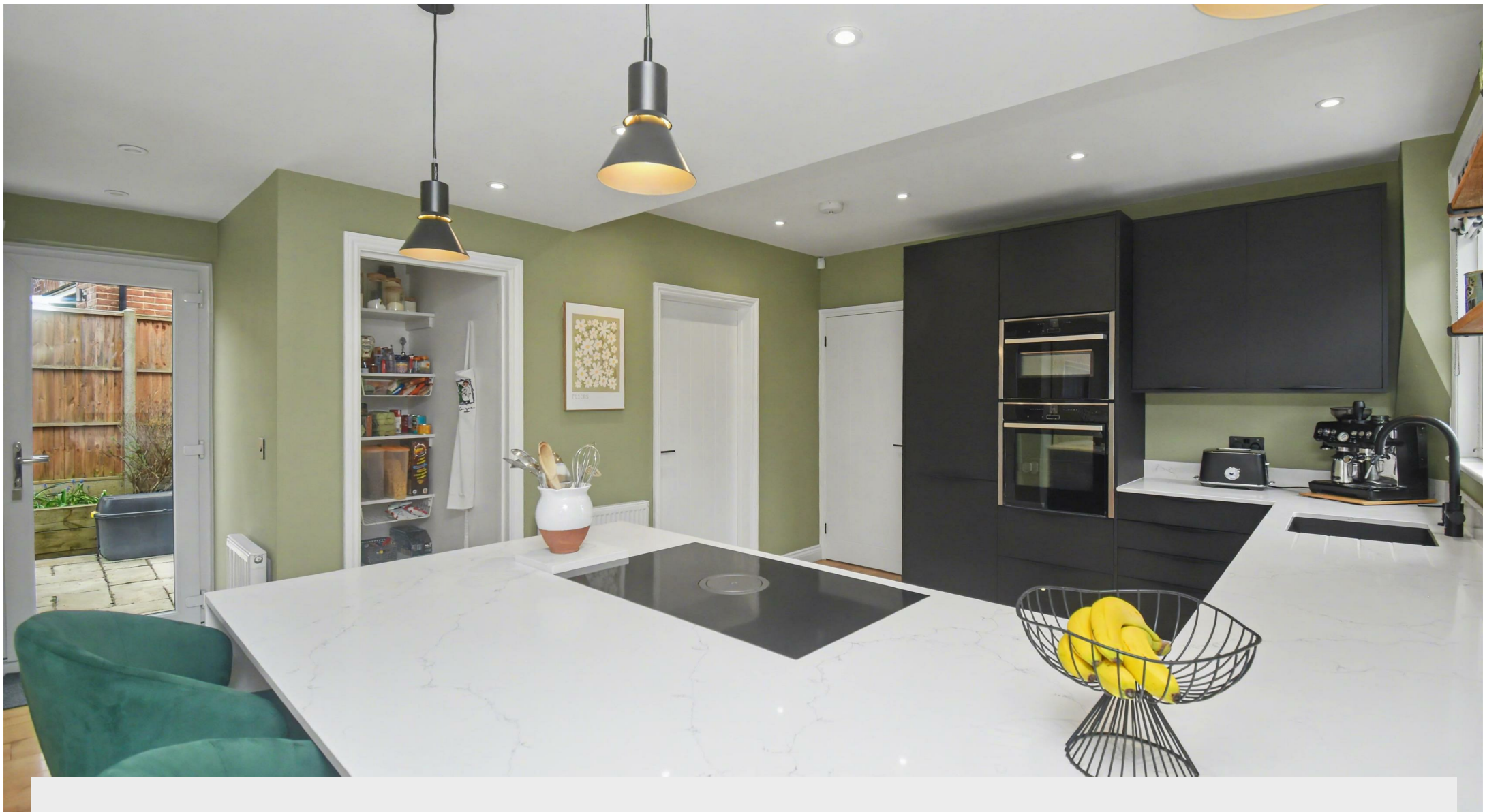
Energy rating to be confirmed.

**£510,000**











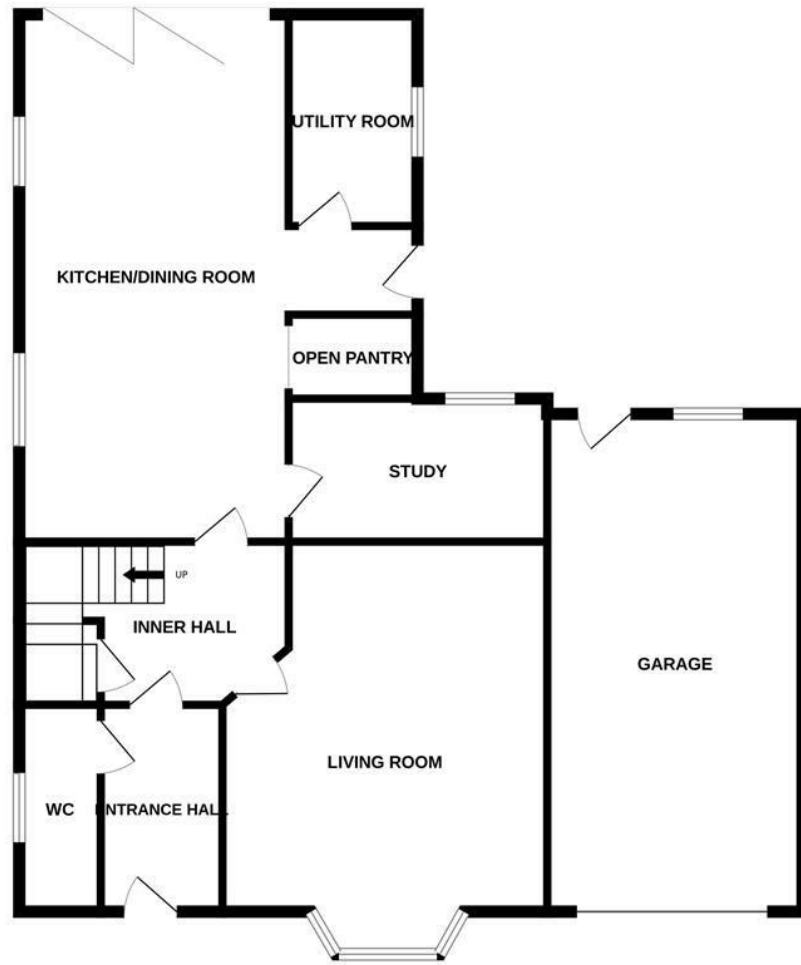




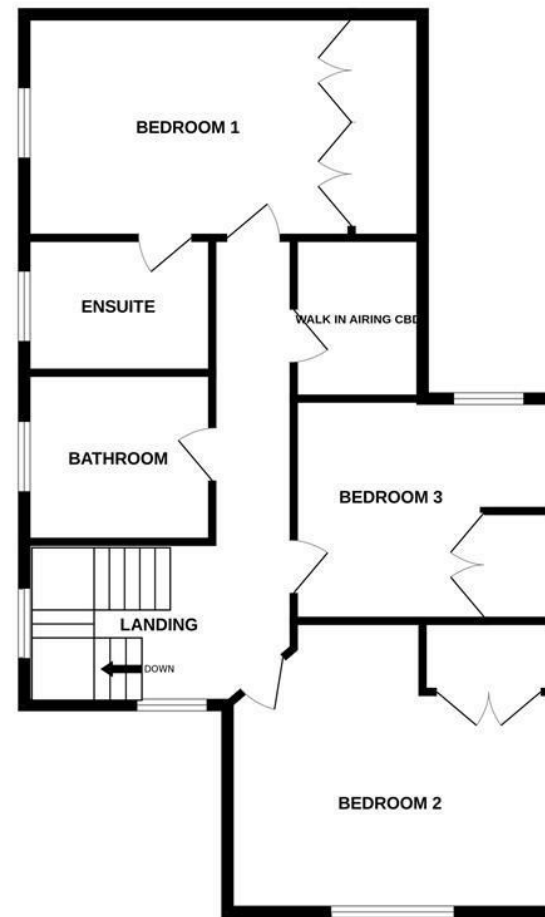
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	

GROUND FLOOR



1ST FLOOR



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