



27 West Street  
Stanwick, Northants NN9 6QY



**Simpson & Weekley**

\*\*\*NEW INSTRUCTION\*\*\* Simpson & Weekley are delighted to offer this very well presented three bedroom, stone built detached cottage. Available immediately the accommodation briefly comprises 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. Further benefits include gas radiator central heating and being fully Upvc double glazed. 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



£1,150 PCM

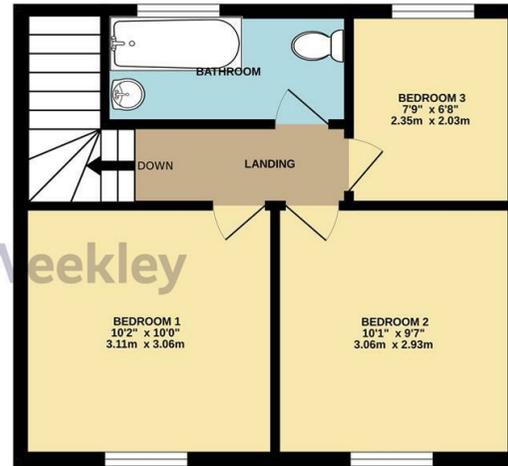
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GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



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.  
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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>		
(39-54) <b>E</b>	48	
(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	



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