



High Street, Stanwick  
**£350,000 Offers Over Freehold**

**Sharman  
Quinney**

# Key Features



- Character Village Home - arranged over four floors
- Three Bedrooms
- Two Reception Rooms - Lounge with attractive working fireplace
- Farmhouse Style Kitchen., adjoining Dining Room and French Doors to the garden
- Desirable Stanwick Village Location - Convenient for Stanwick primary school

Greatly improved and remodelled, benefitting from ATTENTION TO DETAIL throughout and recent improvement by the current owners. Offering THREE BEDROOMS TWO RECEPTION ROOMS working Fireplace and a Farmhouse style Kitchen and adjoining dining room, with patio doors to the block paved entertaining patio. This attractive GARDEN features manicured topiary and attractive brick OUT-BARN with power and light.

Sharman Quinney are very proud to present for sale, this wonderful lifestyle home. Enjoying an enviable position within the ever-popular and picturesque village of Stanwick, this beautifully presented three-bedroom semi-detached property



is ideally situated within easy walking distance of a range of local amenities, including well-regarded schooling close by, a quality butcher and post office, not to forget to mention the Duke of Wellington Public house – renowned for good food and a warm welcome with indoor and outdoor dining, making it an excellent choice for families and professionals alike.

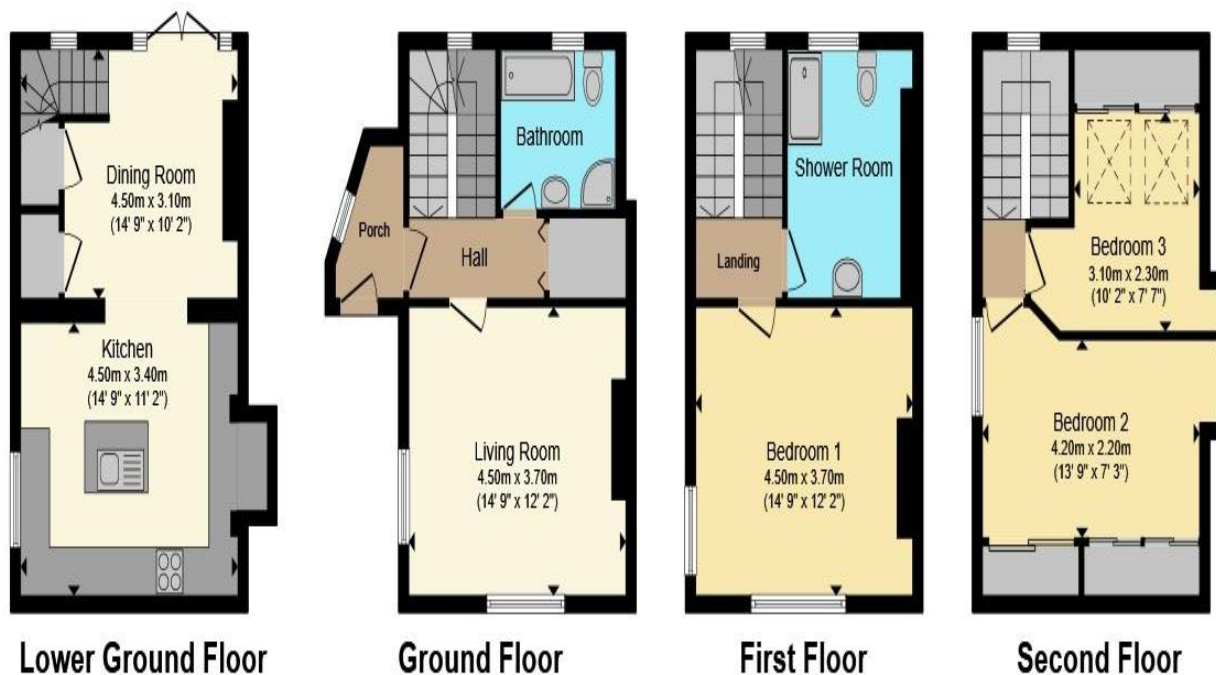
This exceptional accommodation, comprises a generous and stylish Farmhouse kitchen with adjoining reception dining room on the ground floor, providing a fantastic space for everyday living and entertaining. To the upper level is a beautifully decorated living room alongside a stylish family bathroom, that boasts a freestanding roll top bath. The property further benefits from three well-proportioned bedrooms, with a further 2nd full size bathroom, for added convenience.

Externally, the home boasts a beautifully landscaped, low-maintenance rear garden that is fully enclosed and features a spacious patio area, perfect for outdoor dining and hosting guests. There is a brick out-barn to the bottom of the garden benefitting from power and lighting. Views of the historic and beautiful Church of St Lawrence can be seen from the side elevation windows

Early viewing is highly recommended to fully appreciate the location, presentation, and lifestyle this delightful home has to offer.

About Stanwick





Total floor area 125.6 m<sup>2</sup> (1,352 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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This East Northamptonshire village is pretty and has a character and charm. With wider local amenities at the ever-popular Rushden Lakes shopping and restaurants destination, just 3.9 mi 9 mins in the car and walks at nearby Stanwick lakes Nature reserve and heritage under a mile (0.8mi) away from the High Street, there's much to enjoy and see.

Contact Sharman Quinney today to arrange a viewing and avoid disappointment.

### Outside

#### Front

Landscaped with shrub planting and two-tone brick steps with twin ornate cast Iron handrail, rising invitingly to the main entrance. External Power point.

#### Rear

The ground floor dining room connects indoor and outdoor entertaining, via double French doors with the garden beyond the immediate patio area, which features a remote-control operated awning. The garden has raised planters with extensive topiary. A useful brick angular building serves as a potential home office, hobby room, store, with power and light.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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