

41 Church Street  
Stanwick  
NN9 6PS

Offers in excess of £325,000



OSCAR JAMES

...expect excellence



Bursting with potential, this uniquely laid-out four-bedroom home is spread generously across three floors and is offered to the market with no onward chain. Perfectly positioned in the sought-after village of Stanwick, you'll enjoy the convenience of being within walking distance to local amenities, including the charming village pub, as well as excellent road links nearby.

The versatile layout of this property presents a fantastic opportunity to reconfigure and design the space to suit your own lifestyle and tastes — an ideal blank canvas for those seeking a project in a brilliant location.

The current ground floor layout features a lounge, bedroom, shower room, and kitchen with its own private entrance, making it ideal for use as a self-contained annexe — perfect for multi-generational living, guest accommodation, or even rental potential.

Upstairs, you'll find the main living space: a spacious and bright open-plan lounge/diner, flooded with natural light from multiple windows. This inviting space flows seamlessly into a

large, fully fitted kitchen. A family bathroom is also located on this level.

The lower ground floor benefits from its own external access and hosts three generously sized double bedrooms, along with a convenient cloakroom.

The rear garden is mainly laid to lawn, while a driveway provides off-road parking.

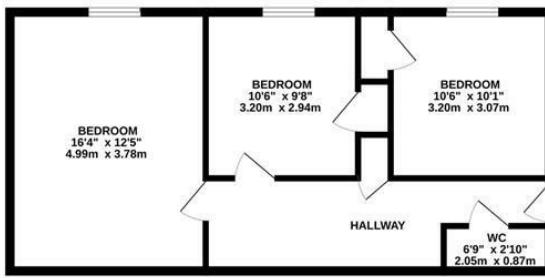
This is a substantial home in a desirable village setting, with a unique layout full of potential. Whether you're looking to create your dream family home, invest in a renovation project, or explore the benefits of multi-generational living, this property could be exactly what you've been waiting for.

Viewings are highly recommended to appreciate the size, layout, and endless possibilities this home offers.

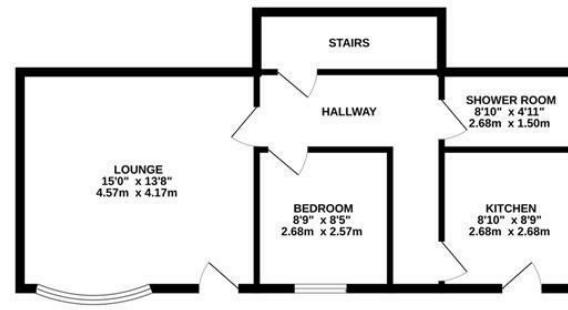
...expect excellence

# Floor Plan

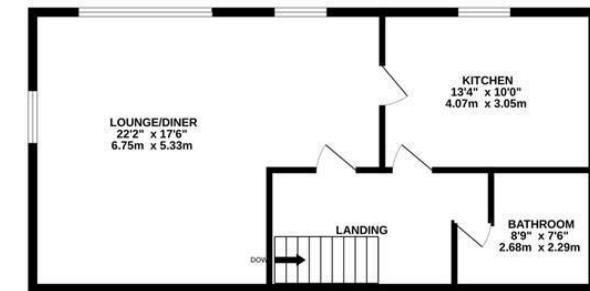
LOWER GROUND  
560 sq.ft. (52.0 sq.m.) approx.



GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1715 sq.ft. (159.3 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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## AT A GLANCE...



Spacious accommodation throughout



Two fitted kitchens



Four bedrooms



Shower room, family bathroom & Cloakroom



Low maintenance rear garden



Driveway providing off road parking





## SELLER'S SECRET

This has been a lovely family home for many years and the space on offer is brilliant!



# OSCAR JAMES

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To buy or not to buy....

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why we like it....

We have the vision on the potential this home is bursting with, its a real blank canvas and can be tailored to your own style with so much space on offer.