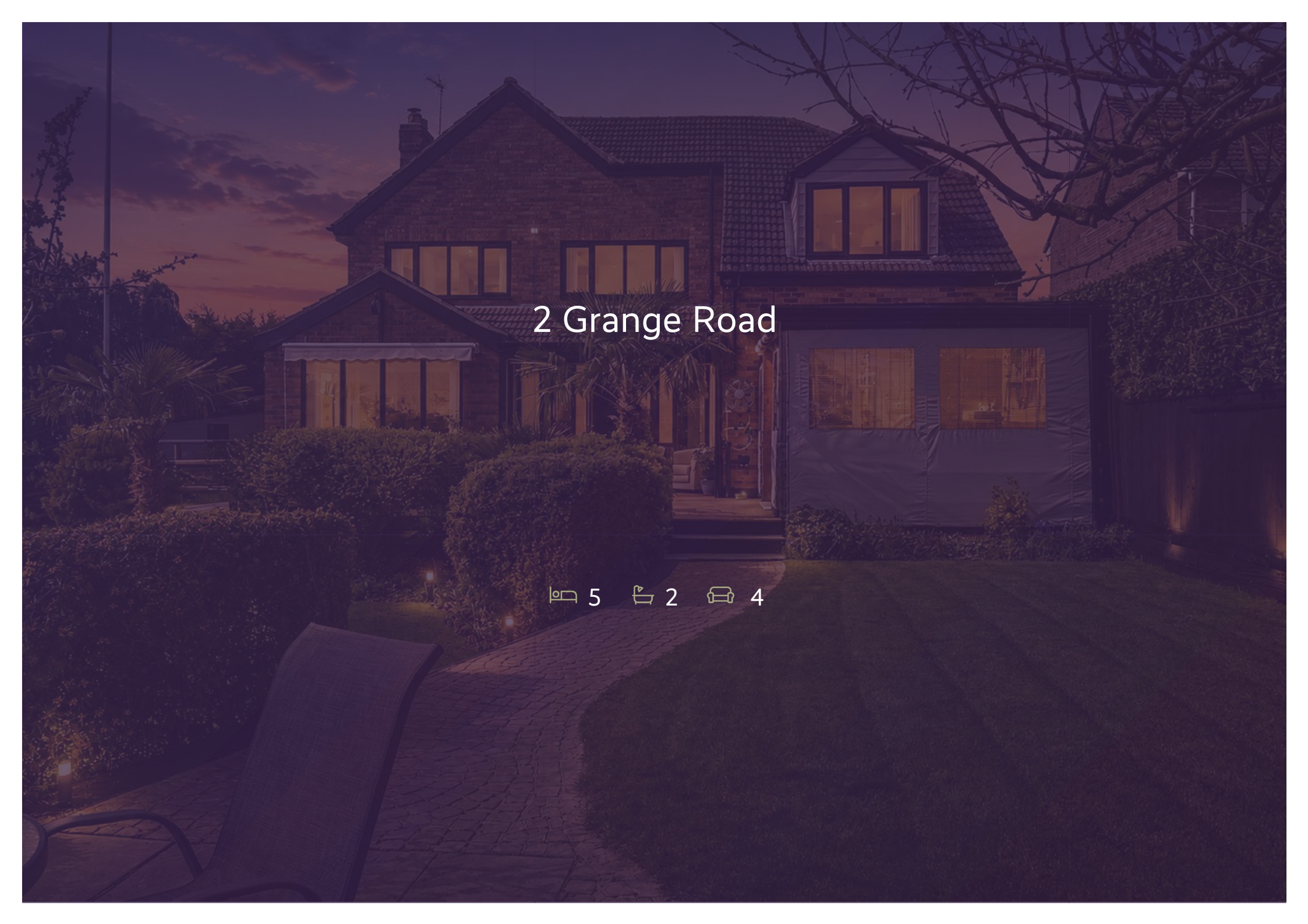




2 Grange Road
Stanion, NN14 1DD

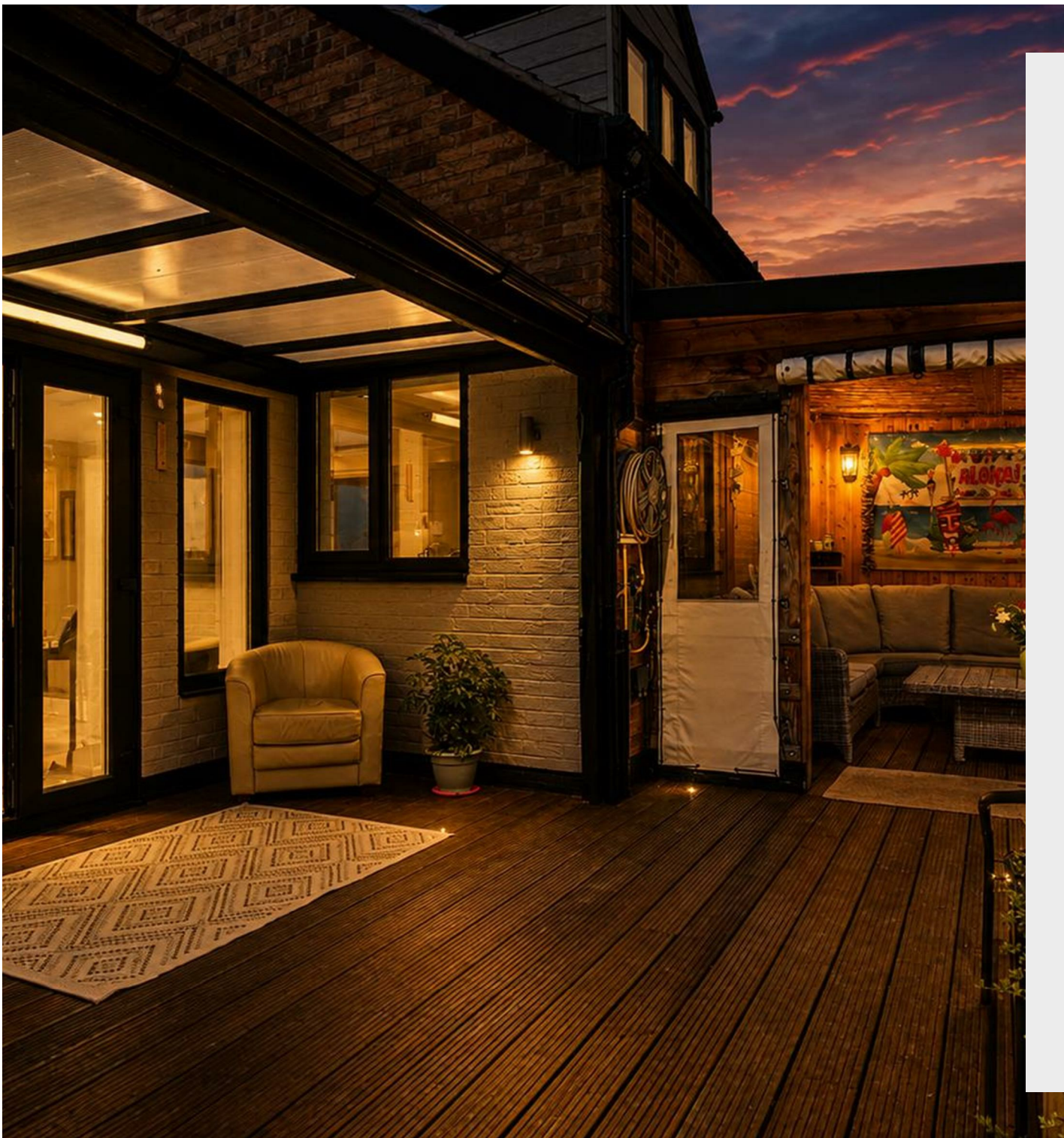


Simpson West

A two-story brick house with a gabled roof and a chimney. The house has large windows on the upper floor and a covered front porch. A garden with a paved path and a lawn is in the foreground. A blue shed is on the right side of the house. The sky is dark with some clouds.

2 Grange Road

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About the Property

Nestled in the beautiful village of Stanion, just a short stroll from a highly rated Primary School, this spacious five-bedroom home sits proudly on a generous corner plot with an impressive rear garden. The property offers fantastic features including a double car-port, ample off road parking, a dedicated home office, and even a charming log cabin - perfect for work, relaxation, or play. With no forward chain, this exceptional home is ready for a smooth, stress-free move.

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 parking for 4-6 vehicles and access to a double carport (16' x 15'). 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 (18' x 13') with a pool table and bar, there is also a separate Cabana (12' x 11') 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 been prepared.

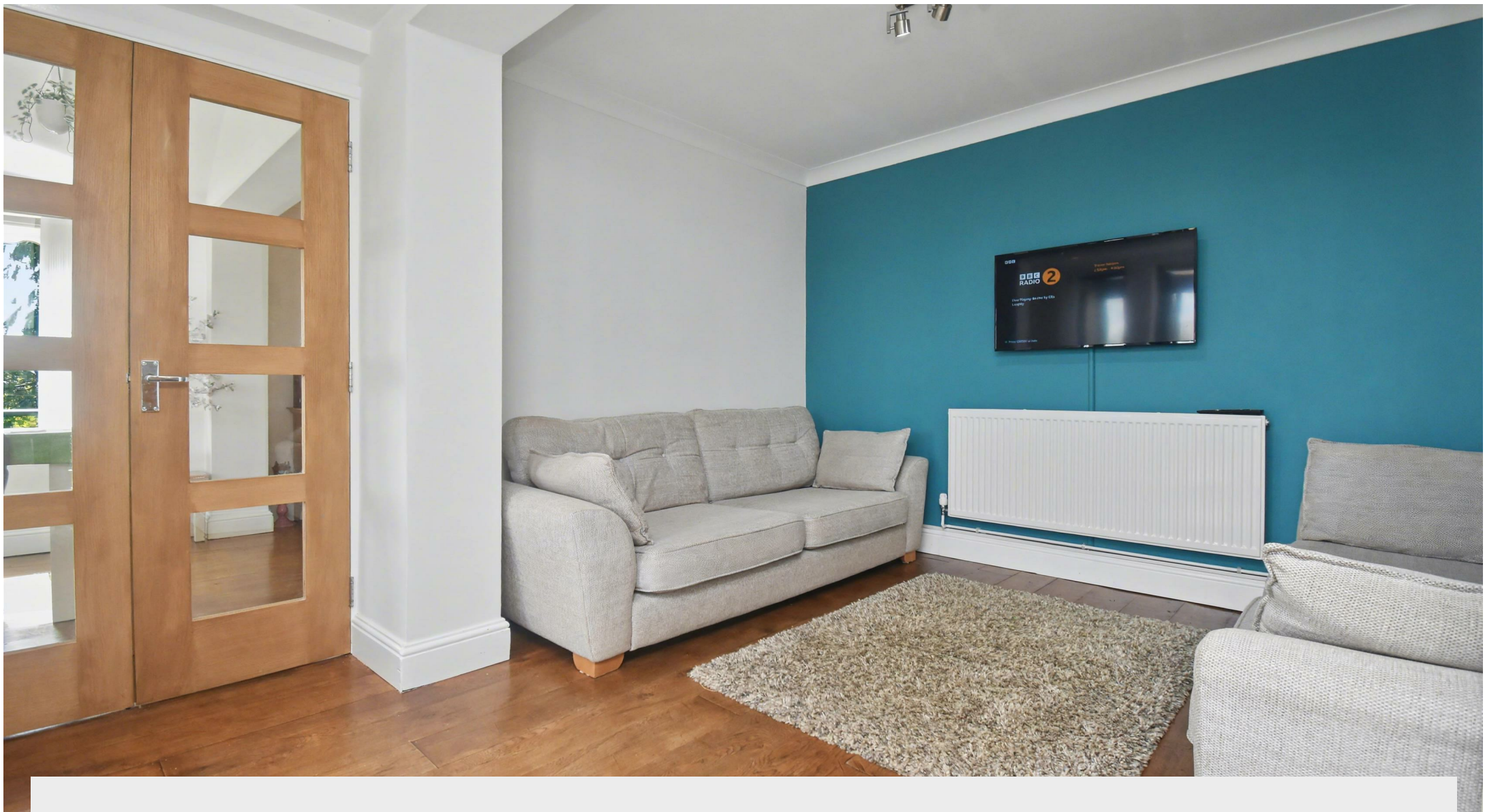
£587,500



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.





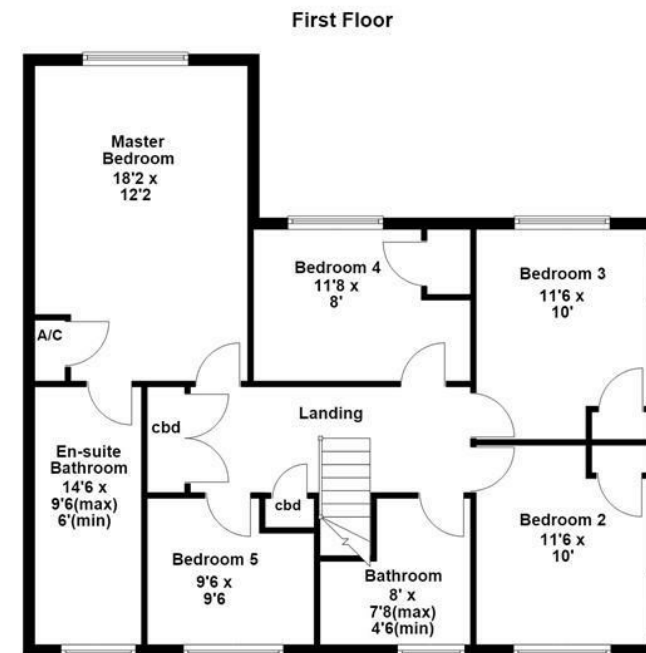
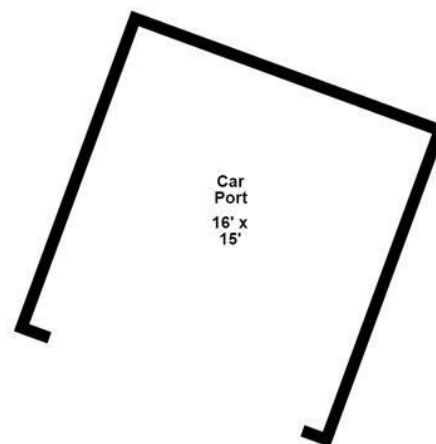
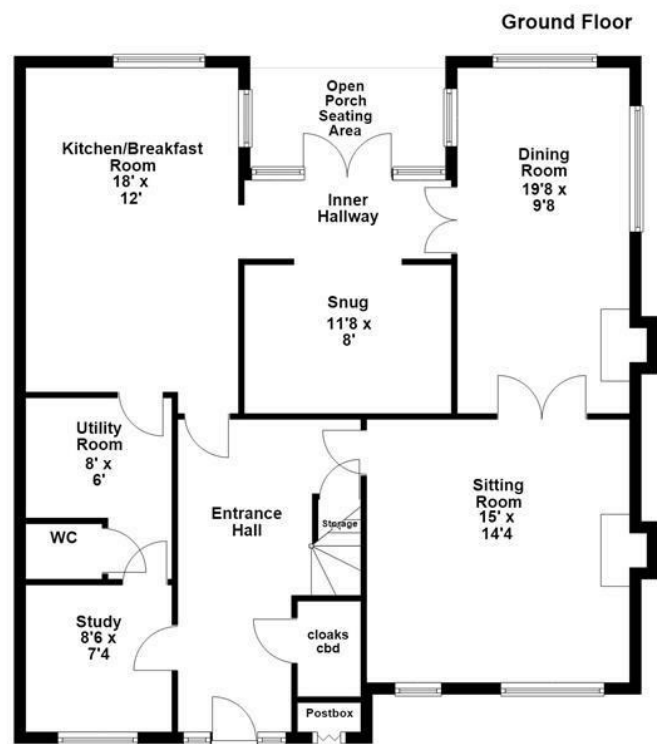


Energy Efficiency Rating

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



Simpson West



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
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Journey Personal



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