

20 Cotswold Close

Little Stanion, NN18 8GN

Simpson West

Occupying a truly enviable position within the highly sought-after Little Stanion development is this impressive and rarely available FIVE BEDROOM detached residence, offered to the market for sale with a COMPLETE CHAIN. Tucked away at the end of a private cul-de-sac, the property enjoys a particularly attractive setting overlooking maintained green space and open countryside, while offering generous and versatile accommodation arranged across three floors.

The ground floor opens with a spacious and welcoming entrance hall, leading to a substantial living room which flows seamlessly into the conservatory/garden room, providing an excellent additional space from which to enjoy views across the garden. At the heart of the home is the modern fitted kitchen/breakfast room, complemented by a separate dining room and cloakroom/WC. To the first floor are three generous double bedrooms, two of which benefit from their own en-suite shower rooms, alongside the main family bathroom. The second floor provides two further double bedrooms, one of which also enjoys an en-suite shower room, making the layout particularly well suited to larger or growing families.

Outside, the property continues to impress with a substantial, fully enclosed rear garden, predominantly laid to lawn and featuring a decked entertaining area ideal for outdoor dining and relaxing. To the front, a generous driveway provides extensive off-road parking and leads to the DOUBLE GARAGE, currently utilised as a home gym and storage space. A superb family home in one of Little Stanion's most desirable positions. Early viewing is highly encouraged.

£370,000

5 4 3



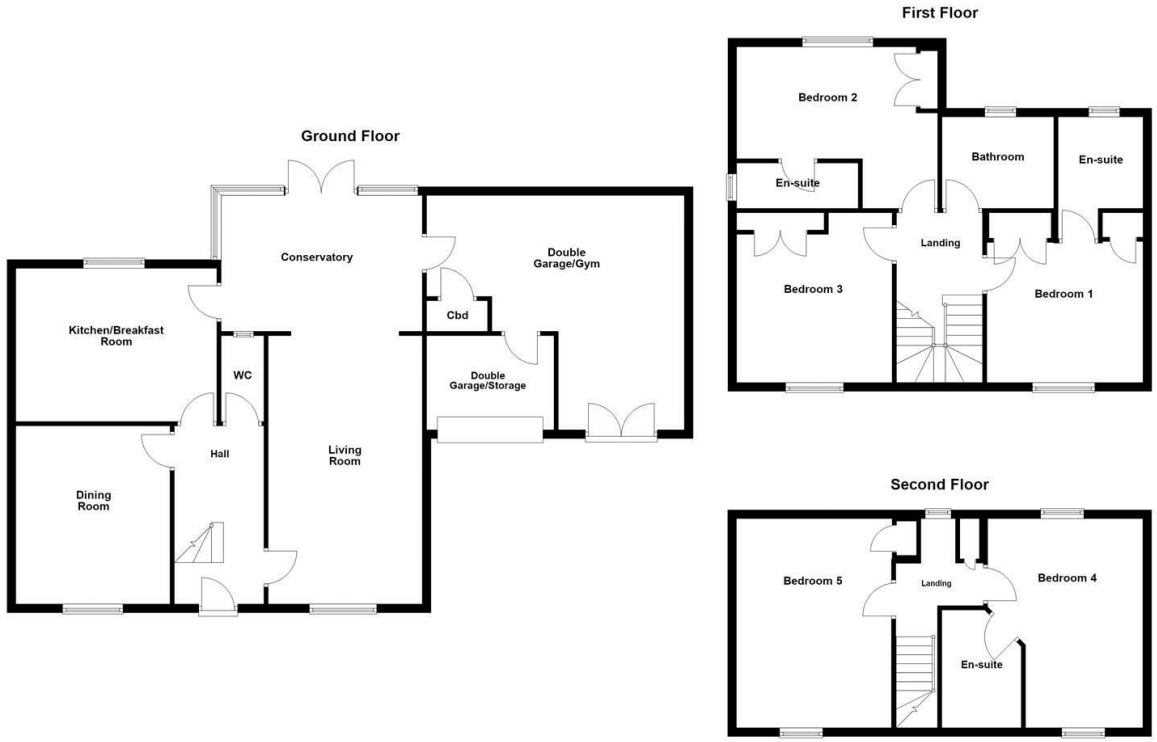




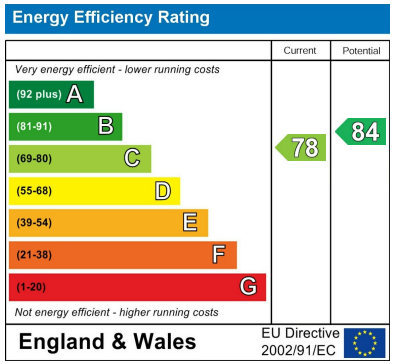




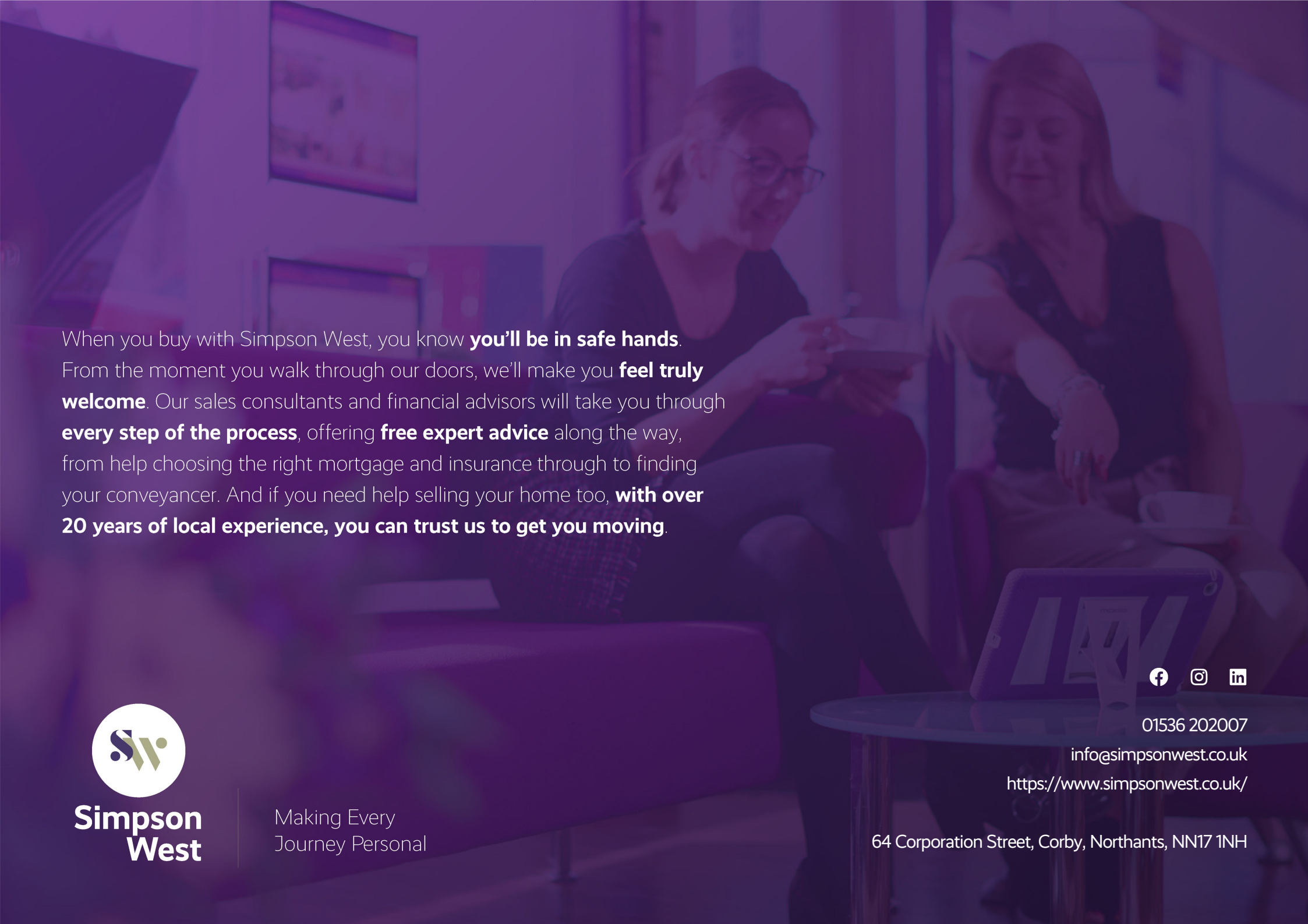
Simpson West


Ground Floor
Conservatory
Double Garage/Gym
Cbd
Kitchen/Breakfast Room
WC
Double Garage/Storage
Hall
Living Room
Dining Room
First Floor
Bedroom 2
Bathroom
En-suite
En-suite
Landing
Bedroom 3
Bedroom 1
Second Floor
Bedroom 5
Landing
Bedroom 4
En-suite




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
84
England & Wales
EU Directive 2002/91/EC





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 West

Making Every Journey Personal

01536 202007
info@simpsonwest.co.uk
https://www.simpsonwest.co.uk/

64 Corporation Street, Corby, Northants, NN17 1NH