

HENDERSON CONNELLAN

ESTATE AGENTS



“Nature as your Neighbour”



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This exceptional period semi detached property enjoys a privileged position on the edge of the desirable village of Stanwick, boasting countryside walks on the doorstep, modern open plan living and a host of character features.



East Street,
Stanwick,
NN9 6PX



Property Highlights

- Situated on the periphery of the desirable village of Stanwick, this beautiful period Property benefits from being just a stone's throw from countryside walks, and the village amenities are just a short walk away. The A45 is within close driving distance providing excellent travel links to the A14 and M1, and Rushden Lakes is just a 10 minute drive away. Wellingborough train station offers a convenient rail link to London and is accessible by car in around 15 minutes.
- Beautifully presented inside and out, the Property benefits from a host of character features with a modern open plan layout. The accommodation provides great versatility and a high standard of finish throughout.
- Entrance through the solid timber and glass panelled front door leads into the Entrance Hall with a solid oak floor and a door that leads into the principal accommodation.
- The impressive Living/Dining/Family Room offers generous proportions, natural light from windows to three different elevations, and a great degree of versatility with the layout of furniture. In the dining area of the Room there is a cast iron multi fuel burner with a brick hearth and a modern uPVC sash window with fitted venetian blind to the front elevation, whilst to the other side of the room there is ample space for living furniture, space for a reading area/work from home space and stairs that rise to the First Floor.
- With a door from the Living/Dining/Family Room there is a Rear Hall with attractive timber effect Amtico vinyl flooring, a full glass panelled uPVC rear door to the Garden, and access into the ground floor WC and the Kitchen.



Property Highlights

- Country style Kitchen featuring a continuation of the high quality Amtico flooring from the Rear Hall, a window looking onto the rear Garden with roller blind and a shaker style fitted Kitchen to include eye and base level units, solid Beech work surfaces with metro tiled splashbacks, and integrated appliances.
- Ground floor WC featuring a window to the side elevation, continuation of the timber effect Amtico flooring, a useful utility cupboard that houses the washing machine, and a two piece suite to include a low-level WC and a pedestal wash hand basin.
- The stairs flow up from the Living/Dining/Family Room to the first floor Landing, which is naturally light from the window at the top of the stairs. There are exposed timber doors providing access to the first floor rooms and a useful airing cupboard that houses the hot water cylinder.
- Four well proportioned Bedrooms, with the Principal Bedroom incorporating a part-vaulted ceiling, and a modern en suite Shower Room. The En Suite has been finished to a high standard with metro tiled splash backs, a high-level chrome heated towel rail and a three piece suite to include a bowl-style sink with a freestanding tap, a low-level WC with a concealed cistern, and an oversized shower enclosure with a low-threshold and a thermostatic shower.
- Generously sized family Bathroom featuring timber effect flooring, a chrome heated towel rail, a useful over-stairs storage cupboard and a three piece suite to include a low-level WC, a pedestal wash hand basin, and a panel enclosed bath with a mono bloc tap and handheld shower attachment.



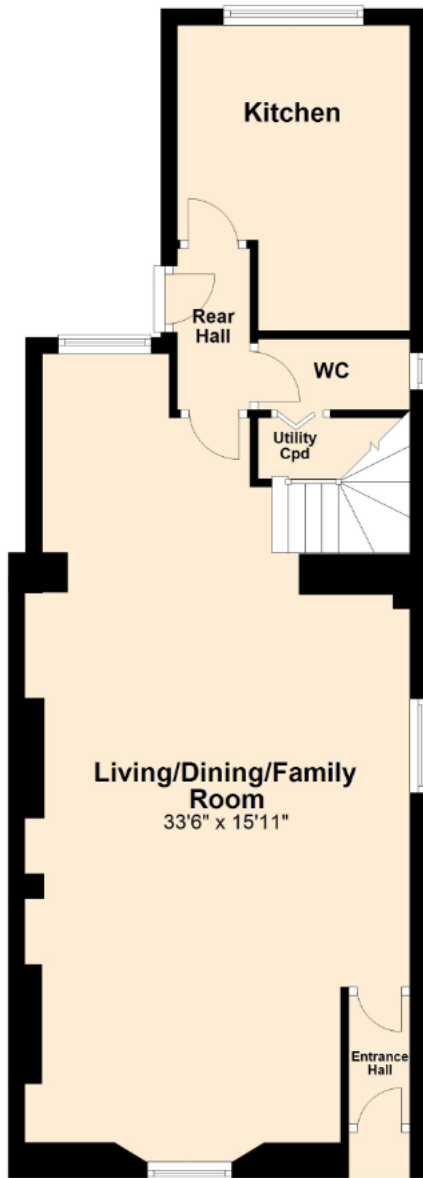
Outside

The Property occupies an idyllic position on the established street and a great degree of kerb appeal. There is a low-level brick wall with an iron gate enclosing the front forecourt which includes a slate chipped area, a hardstanding path allowing access to the front door, and a covering storm porch providing shelter.

The attractive rear Garden has been landscaped with low-maintenance in mind and comprises of a sandstone paved patio by the property that flows from the rear door to the secure gated side access and paved steps lead down to the artificial lawn, and further stone patio ideal for entertaining.



Ground Floor



First Floor



Total Area Measurements (Approx.)

Total - 1219 sqft / 113.25 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact angles and proportions.



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