



Manningham Road, Stanwick, Northamptonshire

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Guide Price £500,000 - £550,000

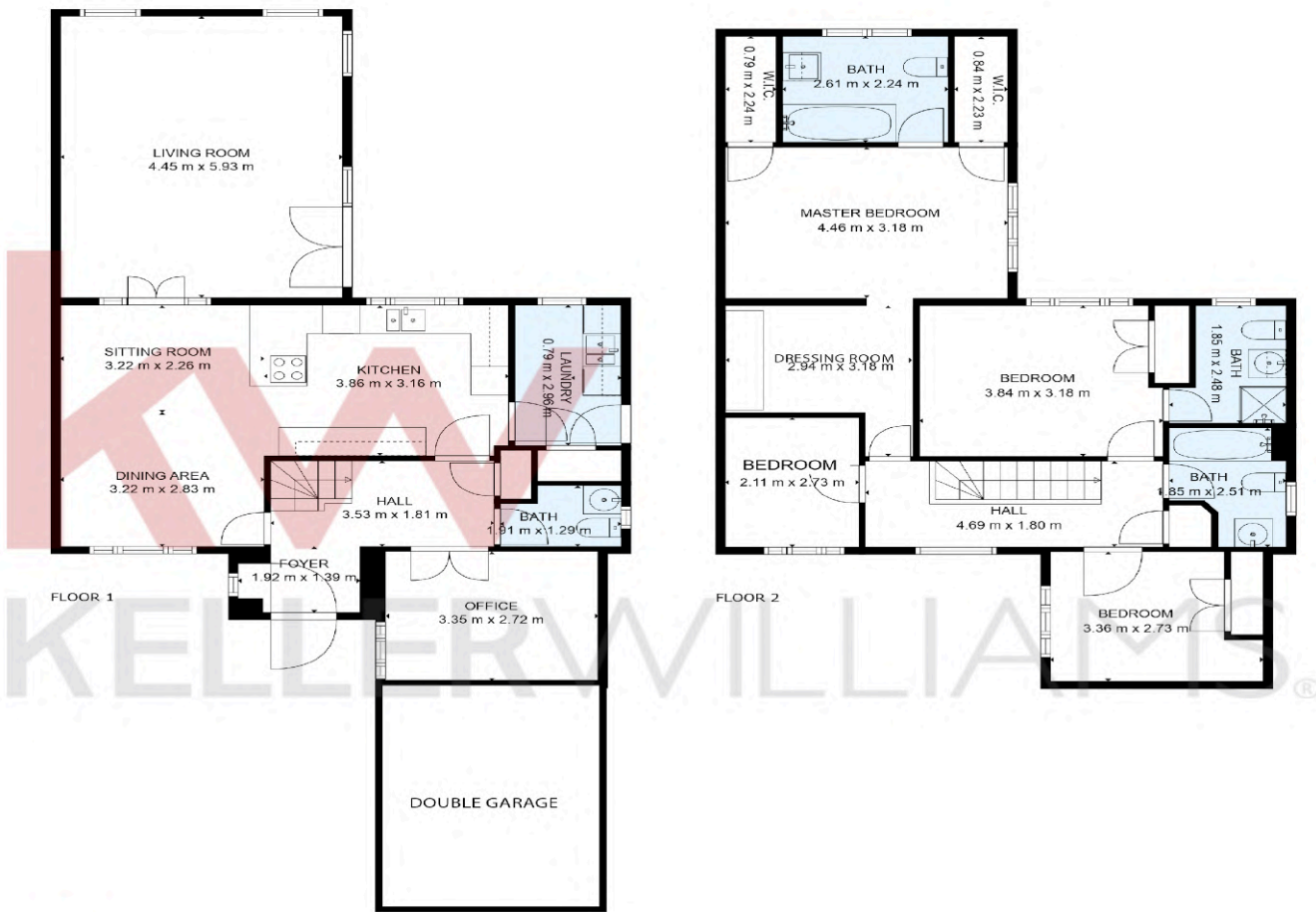
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MERCER

GUIDE PRICE £500,000 - £550,000 **VIEWING DAY SATURDAY 15TH JUNE - CALL TO BOOK** BE SURE TO WATCH THE VIDEO! A lovely extended and upgraded detached executive home in a popular village location. Occupying a lovely corner plot in a quiet cul de sac and with over 1,700 square feet of accommodation this is the ideal family home with lots of space including a large home office. The property has been finished to a very high standard with hard wood floors downstairs and parts of the upstairs giving a very modern feel. Upstairs there is a fabulous principal bedroom suite with dressing area, walk-in wardrobes and ensuite bathroom. Bedroom two also has an ensuite and there are 2 further bedrooms and a family bathroom. There is a double garage, large driveway and an EV charging point. Solar panels providing positive contribution and outstanding EPC rating – B. Stanwick is a lovely village with lots of amenities; a convenience store/post office, a cracking wine bar, traditional butcher's shop, stylish hairdresser, home to The Stanwick Hotel and the brilliant Duke of Wellington pub and restaurant. It is also perfectly located for road and rail connections with the A45 leading to the A14 and the A6 close by. A short drive (or even walk!) away, Stanwick Lakes is a great outdoor space for families with large play areas and many footpaths for leisurely strolls and cycling adventures, complemented by a charming café and visitor centre. Meanwhile, Rushden Lakes shopping centre presents a diverse array of shops and dining options, along with engaging activities such as indoor climbing, trampolining, soft play zones, and a multiplex cinema. Mainline train services operating from Kettering, Wellingborough, Corby & Huntingdon are all within easy reach with great regular links into London and major cities. There are also 10 primary schools and 6 secondary schools within 5 miles.









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TOTAL: 165 m²
 FLOOR 1: 85 m², FLOOR 2: 80 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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