

# 1, COURTWOOD

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1 COURTWOOD • STANWICK • WELLINGBOROUGH •  
NORTHAMPTONSHIRE • NN9 6PN





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- Extended and Remodelled Family Home
- Five Bedrooms And Three Bath/Shower Rooms
- Ideal for the Extended Family
- Garage and Generous Driveway
- Excellent Corner Plot
- Four Reception Rooms
- Refitted Kitchen plus Utility

## Key Features:

- Extended and remodelled detached residence in popular village location.
- Corner plot with attractive garden, not overlooked to the rear.
- Around 2,100 square feet of adaptable accommodation for the growing/extended family.
- 5 bedrooms, 3 bath/shower rooms and 4 reception areas.
- Refitted kitchen with hardwood counters and Shaker-style cabinets.
- Guest cloakroom and utility/preparation kitchen.
- Garage and ample additional parking.

Well situated for access to major road and rail links and sought-after school catchments.

**Peter  
Lane**  
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**Guide Price £575,000**

Huntingdon branch: 01480 860400  
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**ENTRANCE HALL**

**GUEST CLOAKROOM**

**LOUNGE**

4.80m x 3.60m (15' 9" x 11' 10")

**DINING ROOM**

4.80m x 3.00m (15' 9" x 9' 10")

**SITTING ROOM**

6.20m x 3.70m (20' 4" x 12' 2")

**KITCHEN/BREAKFAST ROOM**

4.60m x 3.10m (15' 1" x 10' 2")

**UTILITY ROOM**

2.80m x 2.50m (9' 2" x 8' 2")





## FAMILY ROOM

3.30m x 3.30m (10' 10" x 10' 10")

## FIRST FLOOR

### BEDROOM ONE

4.70m x 3.00m (15' 5" x 9' 10")

### EN SUITE

### BEDROOM TWO

3.20m x 3.00m (10' 6" x 9' 10")

### SHOWER ROOM

### BEDROOM THREE

3.30m x 2.50m (10' 10" x 8' 2")

### BEDROOM FOUR

2.40m x 2.40m (7' 10" x 7' 10")

### BEDROOM FIVE

2.35m x 2.13m (7' 9" x 7' 0")

## BATHROOM

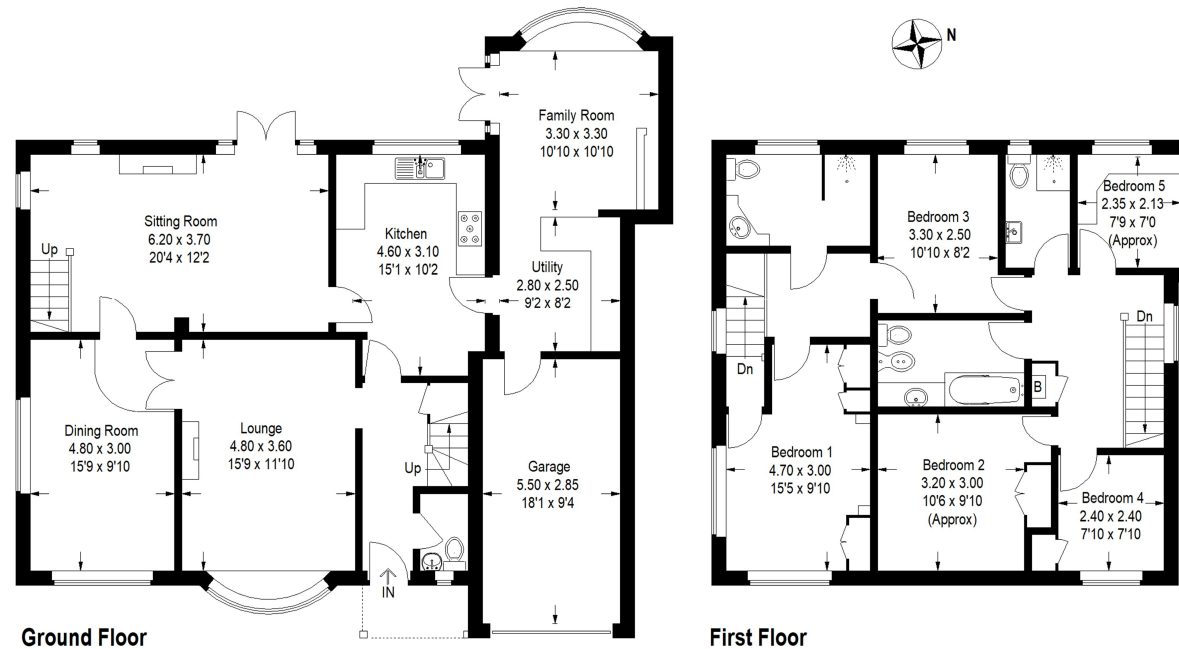
## GARAGE

5.50m x 2.85m (18' 1" x 9' 4")



# Courtwood Stanwick, Wellingborough, NN9 6PN

Approximate Gross Internal Area = 197.3 sq m / 2124 sq ft  
(Including Garage)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID885720)  
Housepix Ltd



## STANWICK

Stanwick is a popular and well-served village with local amenities including a general store/post office, tearoom, wine bar, butcher's shop, hairdresser, village hall, public house and The Stanwick Hotel, a popular wedding venue. The village enjoys excellent road links including access to the A45 linking to the A14 and the A6 and is in close proximity to the towns of Raunds, Rushden, Higham Ferrers and Irthlingborough, all of which are within 5 miles.

Nearby Stanwick Lakes offers extensive play areas to keep families entertained, with acres of wide open spaces and paths for walkers and cyclists as well as a café and visitor centre. Rushden Lakes shopping centre features a variety of shops and eateries from department stores and everyday essentials, a wide variety of restaurants and cafés and activities including indoor climbing and trampolining, a soft play facility and multiplex cinema.

Mainline train services operate from Kettering, Wellingborough and Corby to London St. Pancras International with a journey time of around one hour.





COURTWOOD  
LEADING TO  
MANOR GARDENS

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60 High Street

Huntingdon

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**St Neots**

32 Market Square

St. Neots

Tel : 01480 406400

**Kimbolton**

6 High Street

Kimbolton

Tel : 01480 860400

**Mayfair Office**

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

**Peter Lane & Partners**  
EST 1990  
Town & Country



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