



WOOLSTON COURT
GRETTON, NORTHAMPTONSHIRE

JAMES
SELICKS



“... FOUR-BEDROOM FAMILY HOME ...”

A well-presented and generously sized four-bedroom family home with a south-east facing garden, off-road parking and garaging, sitting on a corner plot in the popular village of Gretton.

Dining Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • South-East Facing Garden • Village Location • EER - D •

Accommodation

An entrance porch opening into the main entrance hall with access to the ground floor accommodation and stairs rising to the first floor. To the left is the primary reception room, a generous size with a bay window and a feature fireplace with gas fire inset. To the right, through glazed doors is the second reception room, again with a bay window to the front.

To the rear of the property is the dining kitchen with a comprehensive range of shaker style fitted units under timber worktops with a variety of integrated appliances, a fitted dining table and sliding doors opening out to the patio. Accessed from the kitchen is the utility room, offering further space for storage and white goods plus access to the downstairs cloakroom and integral access into the garage.

To the first floor there are four bedrooms, three doubles and a single. The principal bedroom is a generous size with windows to two elevations, built-in wardrobes and is complemented by an ensuite shower room. The three further bedrooms are served by a family bathroom comprising a panelled bath, wash hand basin and a low flush lavatory.



Outside

To the front of the property there is ample off-road parking on the gravelled driveway that gives access to the integral single garage. A pedestrian hand gate to the left of the property opens into the rear garden.

The south-east facing rear garden is predominantly laid to lawn with a patio sitting directly off the dining kitchen. There are a variety of borders, a decked seating area and two useful garden sheds.

Location

The characterful village of Gretton is situated within the beautiful Welland Valley amidst pastoral countryside with far reaching views. It offers a range of amenities including coffee shop, village hall, an excellent primary school, two churches and public houses. Sporting facilities offered to the village include tennis courts, cricket pitches and sport/social clubs. A wider range of amenities are available within the towns of Uppingham, Oakham and Stamford which also offer a mixture of State & Private schooling. Gretton is ideally situated for easy access to the A14 & A47 while local trains from Corby (4.5miles) provide regular access to London St Pancras, taking approximately 80 minutes

“... SOUTH-EAST FACING REAR
GARDEN ...”



Services

The property is offered to the market with all mains services and gas-fired central heating. The property also benefits from owned solar panels providing electricity to the property.

Council Tax

Council Tax Band D - North Northamptonshire Council

Tenure

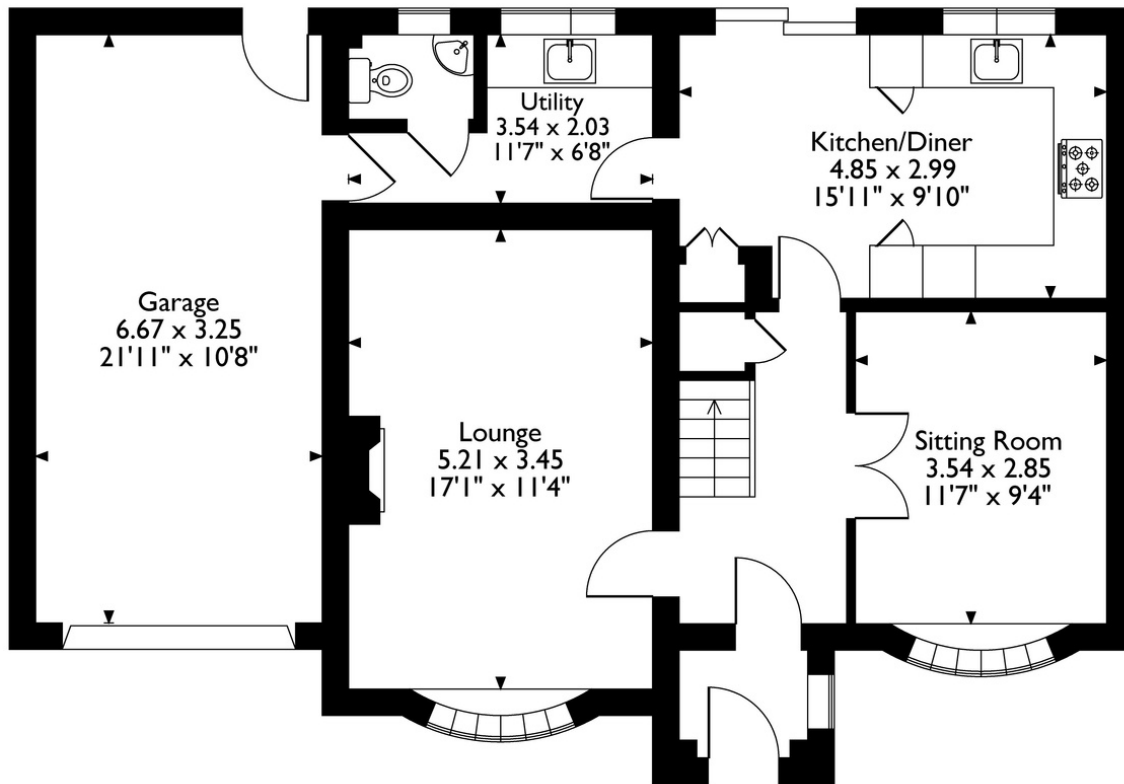
Freehold



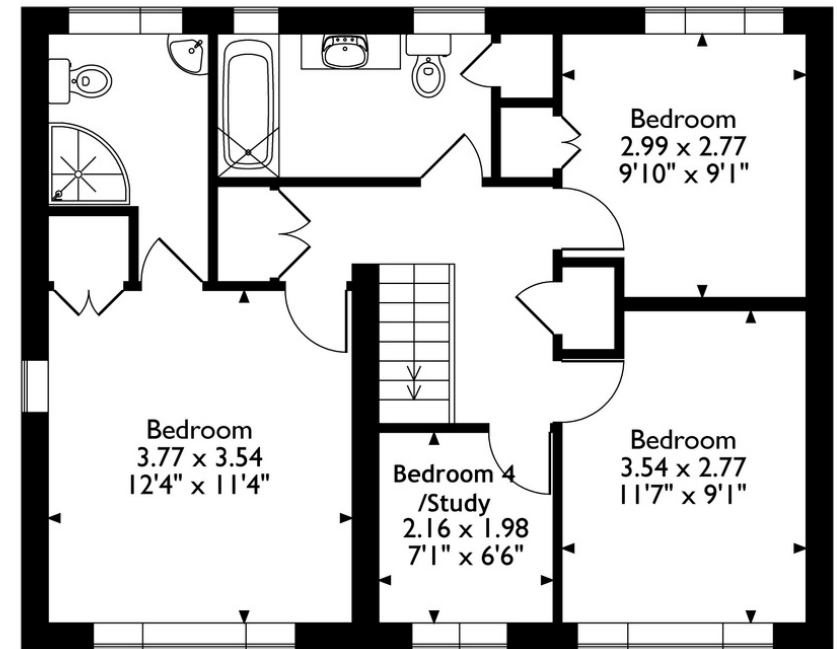
6 Woolston Court, Gretton, Northamptonshire NN17 3DR

House Total Approx. Gross Internal Floor Area incl. Garage = 1540 ft² / 143 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**JAMES
SELLICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



www.james sellicks.com