



PADDOCK PLOT

KIRBY ROAD, GRETTON

JAMES
SELICKS



“ ... DETACHED FAMILY HOME WITH FLEXIBLE ACCOMMODATION ... ”

A newly-built, five-bedroom, detached family home with flexible accommodation, off-road parking, and a large west-facing garden, all sitting in the popular Northamptonshire village of Gretton.

Open Plan Living Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Home Gym • Five Bedrooms • Two Bath/Shower Rooms, One Ensuite • 31ft. Attic Room • Off-Road Parking, Workshop/Store • West-Facing Garden • Village Location •

Accommodation

This particular house type has been designed to appeal to a wide demographic of buyers. There is a large entrance hall with stairs rising to the first floor and a plant room to house underfloor heating and air source heat pump. A study/snug sits to the right and to the rear of the property is a large L-shaped open plan living kitchen with plenty of windows and a set of bi-folding doors opening out to the garden. The kitchen itself has a comprehensive range of modern fitted units with a variety of integrated appliances and a central island with breakfast bar. The spacious utility room sits off the entrance hall with further fitted units and space for white goods, also providing integral access into the workshop/store. The ground floor offers plenty of storage and has a downstairs WC.

Completing the ground floor is a home gym, a generous size with both a shower room and dressing area, plus a glazed door opening out to the garden.

To the first floor there are five bedrooms, four double rooms and a single room, two of which have built in wardrobes. The largest bedroom is served by an ensuite shower room whilst the other four are served by a family bathroom comprising a bath, separate shower, wash hand basin, low flush lavatory, and heated towel rail. A set of stairs rise to a second-floor landing with a door opening into a spacious 31ft. attic room that could be utilised in a variety of ways.

Outside

To the front of the property there is ample space for off-road parking for 3+ cars and external access to the integral workshop/store. Pedestrian access to both sides of the property give way to the large, west-facing rear garden that will be predominantly laid to lawn with a patio sitting directly off the property.



Location

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.

Services

The property is offered to the market with mains water and electricity, fibre optic and an air source heat pump. The ground floor has underfloor heating throughout with traditional radiators to the first floor. There is ducting in place for an EV charging point to be fitted.

Tenure

Freehold



Paddock Plot, Kirby Road, Gretton, Northamptonshire NN17 3DB
House Total Approx. Gross Internal Floor Area incl. Workshop/Store = 3498 ft² / 325 m²
Measurements are approximate, not to scale, illustrative purposes only.



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 SELICKS

Oakham Office
6-8 Market Place
Oakham
Rutland
LE15 6DT
01572 724 437
oakham@jamesselicks.com

Market Harborough Office
01858 410 008
Leicester Office
0116 285 4554



www.jamesselicks.com

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.