



"... 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 to 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.

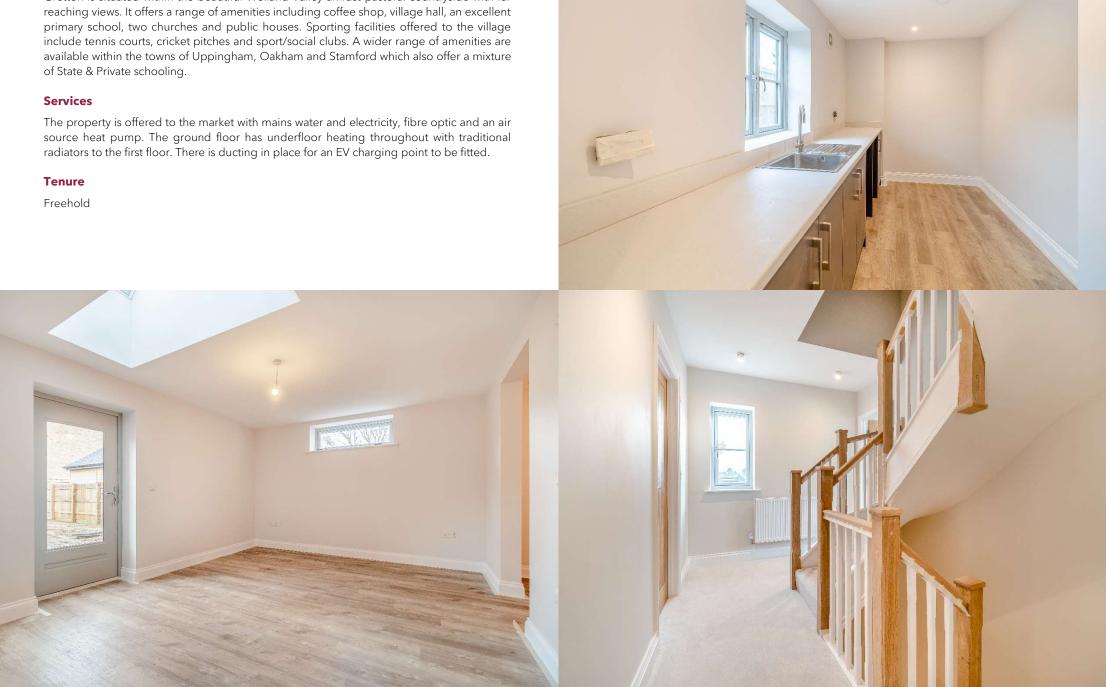
Outside

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



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 SELLICKS

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Important Notice

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

2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good

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