



11 Spendlove Drive

Gretton, Northamptonshire NN173DW



Simpson West

Located within the highly popular village of Gretton is this rarely available extended semi detached residence that comprises of FIVE bedrooms. This home occupies a pleasant position within a quiet cul-de-sac and is within walking distance to the village school, shop and other amenities. Features include an entrance hall, study, a large sitting room, the impressive kitchen dining family room boasting integrated appliances, utility area and w/c as well as the conservatory. To the first floor there are FIVE bedrooms and the main family bathroom. Outside there is a good sized garden that is fully enclosed with various seating areas, there is also a detached garage. To the front is a driveway providing off road parking. Early viewings are highly advised. Energy rating C. Council Tax Band C.

£279,950



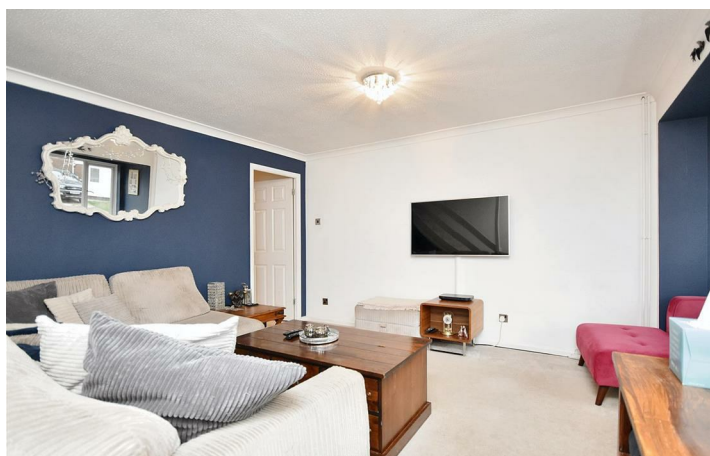
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1



3





Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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