



26 Kirby Road
Gretton, NN17 3DB



Simpson West

SOLD SUBJECT TO CONTRACT! Enjoying a pleasant position within the much sought after village of Gretton, is this rarely available family home with a separate HOME STUDIO which is being offered for sale with NO CHAIN. Occupying an excellent size plot there is room for extension if desired to the side and this space continues to the rear which provides a fabulous sized rear garden.

Presented in excellent condition, the property offers deceptively spacious accommodation throughout which includes a reception hall, living room with an open fireplace, family/dining room, and a superb, refitted kitchen/breakfast room with integrated appliances and breakfast bar. There is also a rear hallway which provides access to the garden and to a utility room and cloakroom/WC. The first floor provides THREE BEDROOMS and a fully tiled, refitted family bathroom. Outside, an impressive frontage sets the property well back from the road and provides mature greenery and OFF-ROAD PARKING for several vehicles. The rear garden is of excellent size and leads with a patio on to a further decked patio with an established wisteria plant covering a pergola which provides an ideal private setting for social gatherings and compliments a 22'6 x 14' versatile HOME STUDIO perfectly. Beyond the studio is an expanse of lawn which is enclosed by a variety of established trees and bushes to all sides which creates extreme privacy.

An early visit to this impressive home is highly advised if its many features, floor plan and plot size are to be fully appreciated!

Energy Rating D. Council Tax Band B.

£359,950



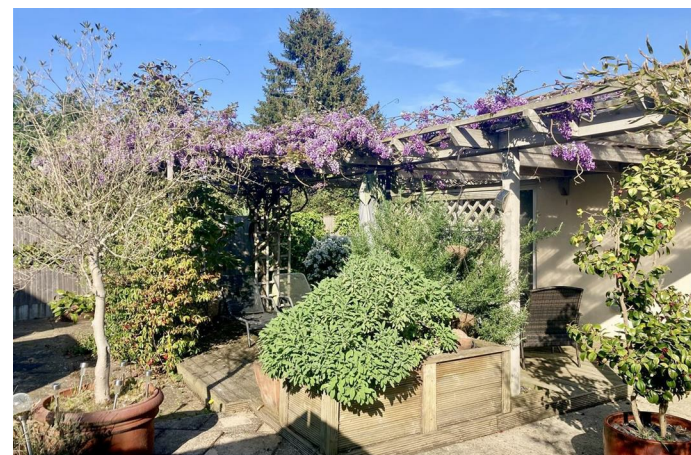
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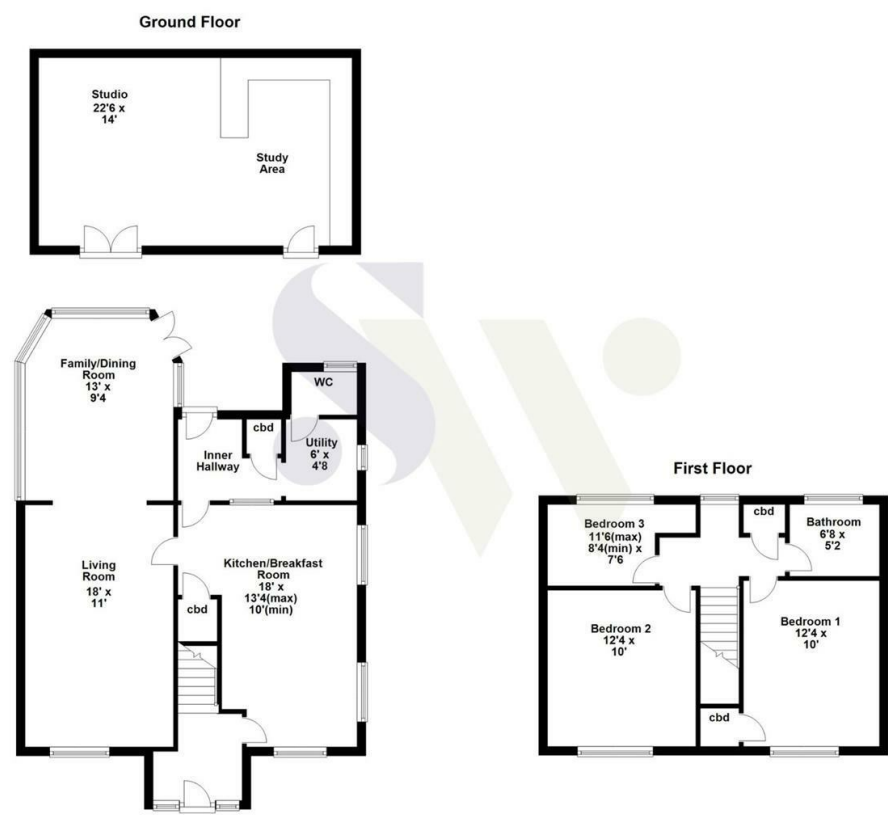
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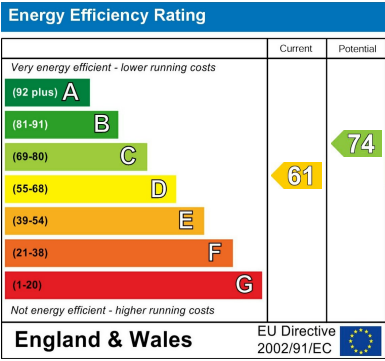
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Simpson West



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



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