



60 Hunts Field Drive, Gretton, Corby, NN17 3GD

**£250,000**

Stuart Charles are delighted to offer for sale this modern three bedroom home situated in the peaceful village of Gretton. Situated within walking distance to a range of amenities and Gretton park an early viewing is recommended to avoid missing out on this cottage. The accommodation comprises to the ground floor of an entrance hall, guest W.C, kitchen/breakfast room, lounge and conservatory. To the first floor are three good sized bedrooms and a three piece family bathroom with en-suite. Off road parking is located in front of the garage which is located to the side of the property with side gated access to the rear. To the rear is a laid lawn that leads to a decking area and is enclosed by timber fencing to all sides. Call now to view!!

- GARAGE AND DRIVEWAY
- VILLAGE LOCATION
- COMPLETE CHAIN
- READY TO MOVE INTO
- GUEST WC
- EN-SUITE TO THE MASTER
- CUL-DE-SAC LOCATION
- CONSERVATORY
- CLOSE TO LOCAL PARKS AND AMENITIES

### Entrance Hall

Entered via a double glazed door, radiator, under stairs storage, doors to:

### Kitchen

11'6" x 9'2" (3.51m x 2.79m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, integrated electric oven, integrated fridge/freezer, integrated dishwasher, radiator, double glazed window to front elevation.

### Lounge

16'1" x 13'1" (4.90m x 3.99m)

Two sets of double glazed French doors to rear elevation, tv point, telephone point, radiator, stairs rising to first floor landing.

### Conservatory

9'3" x 6'7" (2.83 x 2.02)

Brick built base, power and lights, radiator, double glazed windows and French doors to side.







### Guest WC

Fitted to comprise a two piece suite with a low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

### Landing

Loft access, airing cupboard, doors to:

### Bedroom One

12'9 x 11'3 (3.89m x 3.43m)

Double glazed window to rear elevation, radiator, built in wardrobes, door to:





### **En-Suite**

Featuring a three piece suite with a shower cubicle, low level pedestal, wash hand basin, extractor fan, towel radiator.

### **Bedroom Two**

10'6 x 9'2 (3.20m x 2.79m)

Double glazed window to front elevation, radiator.

### **Bedroom Three**

10'6 x 6'7 (3.20m x 2.01m)

Double glazed window to front elevation, radiator.







**Bathroom**

6'6" x 6'2" (2.00 x 1.88)

Fitted to comprise a three piece suite consisting of a white panel bath, low level wash hand basin, low level pedestal, chrome towel radiator, double glazed window to rear elevation.

**Outside**

Off road parking is located in front of the garage which is located to the side of the property with side gated access to the rear.

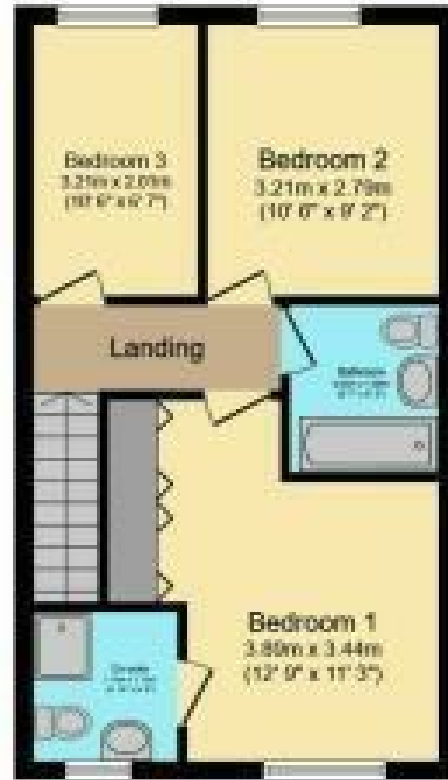
To the rear is a laid lawn that leads to a decking area and is enclosed by timber fencing to all sides.

**Garage/Office**

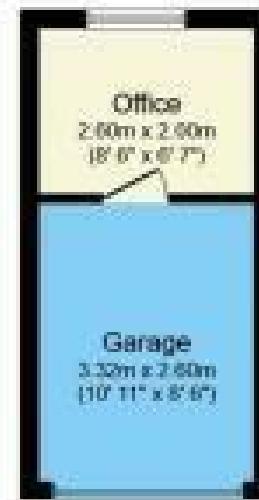




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 106.8 m<sup>2</sup> (1,150 sq.ft.) approx

The garage has been partially converted into a home office, power and lights, up and over doors.

