



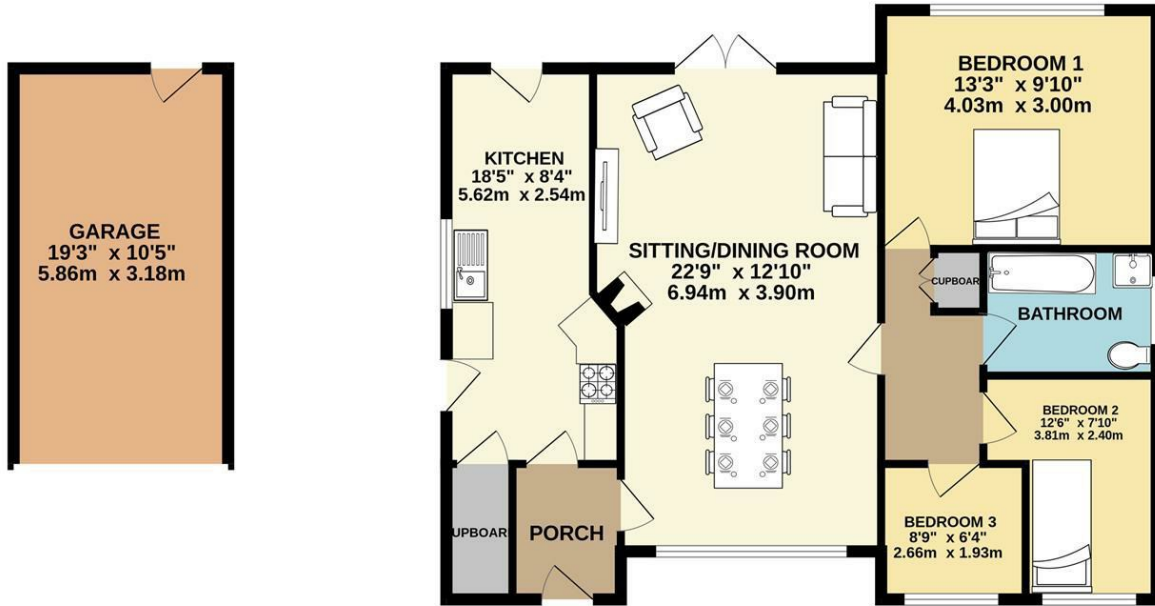
26 Harringworth Road, Gretton NN17 3DD
Guide Price £385,000

Lucas Estate Agents are delighted to offer for sale this 3 bedroom detached bungalow sitting on a most beautiful plot at the edge of the village of Gretton. The Bungalow is entered via a porch with access to both the dining area and the kitchen. The modern fitted kitchen has doors to the side of the bungalow and also the rear garden. It boasts a built in fridge/freezer and space for washing machine. The kitchen has been designed with storage in mind as has lots of under counter units and a handy cupboard which houses the combination boiler. Outside the back door there is a shed with electric which is currently used as a utility area housing a spare freezer and microwave. Into the Lounge/Diner you have an almost 23 ft room with plenty of space for a large dining table and a 3 piece suite. The lounge has a gas fireplace and French doors onto the rear garden. The master bedroom has a large feature window over looking the garden and plenty of built in wardrobes. The 2nd bedroom also features built in wardrobes and space for a single or even small double bed. The 3rd bedroom is currently used as an office but could easily take a single bed. There is parking for 3 cars plus a single detached garage with an electric supply. Planning permission was obtained for a large front and garage extension, however this has now lapsed and would need re applying for. The gardens at the front and the rear are well maintained and a lovely feature of this property. Gretton is on the outskirts of Northamptonshire and is only moments away from the lovely villages of South Leicestershire/Rutland and the Welland Valley . Gretton has a local pub and shop/cafe.

Tenure: Freehold
Energy Rating: D
Council Tax Band: D

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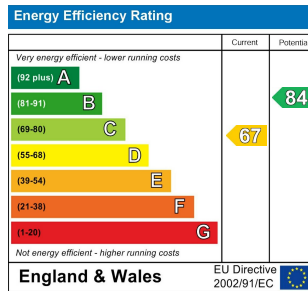
GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Large Gardens Front and Back
- Detached Single Garage
- 3 Bedrooms
- Parking For 3 Cars
- Village Location
- Plans and Old Permissions for Large Extension



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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