



STATION ROAD, GRETTON

Asking Price Of £775,000

Four Bedrooms

Freehold



EXECUTIVE DETACHED HOUSE

HEAT SOURCE PUMP

MECHANICAL VENTILATION

LIFT TO ALL FLOORS

NEW BUILD WARRANTY

UNDERFLOOR HEATING

DOUBLE GARAGE

NORTH OF CORBY

COUNCIL TAX BAND

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Four bedroom executive detached house within an exclusive gated development by Edren Homes. Situated in the village of Gretton in Northamptonshire enjoying countryside views of the Wellend valley and the neighbouring county of Rutland.

'Tree Tops' is a four bedroomed detached family home, offering spacious and versatile accommodation over three floors. Stairs or lift from the ground floor lead to the master bedroom with dressing area and en-suite shower room. A further three double bedrooms, one with ensuite shower room and a family bathroom to the first floor. Second floor landing area, cloakroom, utility room, lounge and a spacious open plan dining kitchen. The property also benefits from a rear garden with countryside views and a double garage. A heat source pump providing under floor heating throughout and Mechanical Ventilation with Heat Recovery enables the property to be super energy efficient.



ENTRANCE Solid Oak storm porch with part glazed door giving access to the lift and having a staircase rising to the first floor.

DOUBLE GARAGE 18' 9" x 22' 6" (5.73m x 6.88m) Power and light connected with a personnel door to the hallway.

LANDING 9' 2" x 5' 3" (2.81m x 1.62m) Having a window to the rear aspect, stairs rising to the second floor, lift, doors off to the inner hallways.

INNER HALLWAY 4' 11" x 4' 10" (1.52m x 1.49m) Having a built-in storage cupboard, carpet flooring and doors off to the master bedroom and bedroom two.

MASTER BEDROOM 12' 8" x 10' 7" (3.88m x 3.23m) Having a large window with high performance glazing having far reaching countryside views, carpet flooring and open-plan to the dressing area.

DRESSING AREA 9' 6" x 6' 1" (2.92 m into wardrobes x 1.87m) Fitted with mirrored sliding wardrobes, Oak door to the ensuite.

ENSUITE 5' 0" x 9' 6" (1.53m x 2.92m) Modern suite comprising of a close coupled WC, vanity unit wash hand basin, shower cubicle and a heated towel rail. Obscure glazed window and carpet flooring.

BEDROOM TWO 12' 11" x 8' 1" (3.94m x 2.48m) Having a window to the front aspect with high performance glazing, fitted mirrored slide wardrobe and carpet flooring.

ENSUITE 7' 5" x 3' 6" (2.28m x 1.09m) Modern suite comprising of a close coupled WC, vanity unit wash hand basin, shower cubicle, heated towel rail and carpet flooring.

INNER HALLWAY 7' 8" x 5' 3" (2.34m x 1.62m) Retuning to the main landing and taking the door to the second inner hallway which has a cupboard housing the airflow tank, carpet flooring and doors off to;

BATHROOM 7' 3" x 10' 2" (2.21m x 3.11m) Contemporary four-piece suite comprising of a close coupled WC, vanity unit wash hand basin set within unit, double ended bath with central shower attachment and taps, large walk-in shower cubicle with fixed waterfall shower head and shower riser and a heated towel rail. Obscure glazed window and carpet flooring.

BEDROOM THREE 13' 2" x 13' 11" (4.03m x 4.26m) Having a window to the front aspect with high performance glazing, fitted mirrored slide wardrobe and carpet flooring.

BEDROOM FOUR 13' 2" x 6' 5" (4.03m x 1.96m) Having a window to the rear aspect with high performance glazing and carpet flooring.

TOP LANDING Having a window to the front aspect with high performance glazing, lift and doors off to;

UTILITY ROOM 6' 10" x 5' 1" (2.09m x 1.55m) Fitted with wall and base units, larder unit, oak wood work surfaces with stainless steel sink and drainer, Bosch washing machine and tumble dryer. High performance glazed window to the front aspect and parquet wood flooring.

INNER HALLWAY 7' 5" x 5' 1" (2.27m x 1.55m) Having doors to the cloakroom and lounge.

CLOAKROOM Comprising of a close coupled WC and vanity unit wash hand basin, window to the rear aspect and parquet wood flooring.

LOUNGE 23' 1" x 12' 8" (7.05m x 3.87m) This spacious lounge benefits from a large window to the side aspect with far reaching views over the open countryside with further windows to the rear and front aspects allowing plenty of natural light to fill the room. Carpet flooring.

OPEN-PLAN KITCHEN DINER 20' 3" x 23' 1" (6.19m x 7.05m) This fantastic open-plan living dining kitchen makes a great space for the family to come together. Fitted with a good range of wall, base and drawer units with oak woodwork surfaces, central island with drawers and pop up socket, ceramics sink unit with mixer tap, American style fridge freezer, range-style cooker with stainless steel splashback and extractor hood over. Integrated dishwasher and microwave. Dual aspect windows with high performance glazing and French doors to the garden, parquet wood flooring throughout and inset LED lighting.

GARDEN Having off road parking to the front and side with graduated lawns and shrub beds to the front and rear. French doors in the kitchen lead to a large patio area with a formal lawn, having elevated views of the surrounding countryside.

GARAGE 18' 9" x 22' 6" (5.73m x 6.88m) Double garage with remote controlled electric door, power and lighting, personnel door to the stairwell .

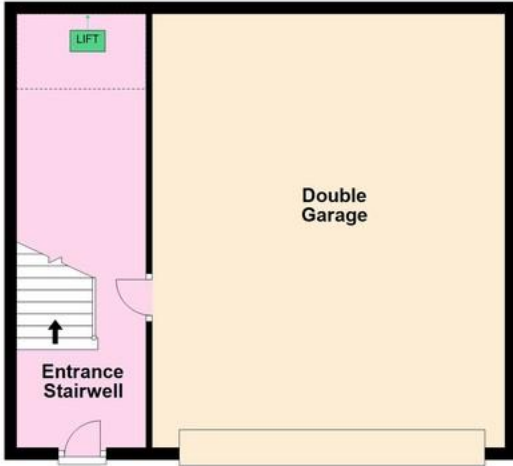
AGENTS NOTE Please note that any services, heating systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.



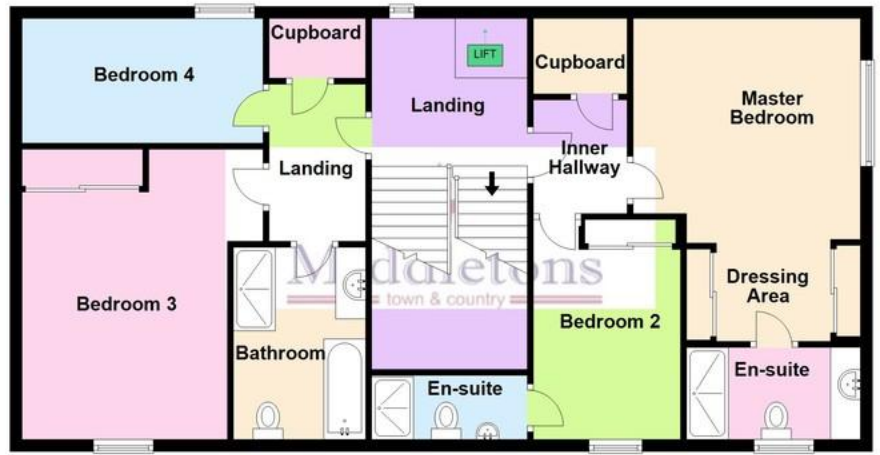




Ground Floor



First Floor



Second Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC