


# property details **approval form**

26 Harringworth Road, Gretton, Corby, Northamptonshire, NN17 3DD

**Date:** 29 April 2025

**Property Ref and Version:** COR112395 - 0006



# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Property Images  |
| 3. Short Description | 7. Floor Plan       |
| 4. Long Description  |                     |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers in excess of £375,000

Tenure: Freehold

## >> **key features**

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- > Detached
- > Garage and Parking
- > Village Location
- > Modernised throughout
- > Large front garden
- > Countryside walks nearby
- > Log burner
- > Treehouse in rear garden
- > EPC Rating: D

## >> **short description**

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Nestled in the picturesque village of Gretton, this delightful three-bedroom detached bungalow offers the perfect blend of comfort, convenience, and countryside charm.

## >> **long description**

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Situated in a sought-after location, the property boasts a generous front garden, a detached garage to the side, and ample off-road parking.

Inside, the bungalow is well-presented throughout, featuring a spacious open-plan living and dining area—ideal for both relaxing and entertaining. The accommodation includes three well-proportioned bedrooms, a modern bathroom, and a well-maintained kitchen.

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Surrounded by scenic countryside, this home offers easy access to beautiful walking routes while still being within reach of local amenities. With its desirable village setting and excellent condition throughout, this bungalow is a fantastic opportunity for those seeking a peaceful yet well-connected home.

Early viewing is highly recommended!

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## >> room description

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### **Entrance Hall**

Entrance via a UPVC door, laminate floor, radiator.

### **Lounge**

21' 11" x 12' 9" max ( 6.68m x 3.89m max )

Double glazed window to front aspect, French doors to rear, log burner, radiator.

### **Kitchen**

18' 5" x 7' 8" ( 5.61m x 2.34m )

Double glazed window to side aspect with double glazed door also to side, wall and base units, low level oven with electric hob, one and a half sink drainer, integrated fridge/freezer, tiled floor, boiler cupboard.

### **Bedroom One**

13' 2" into wardrobe x 9' 10" ( 4.01m into wardrobe x 3.00m )

Double glazed window to rear aspect, fitted wardrobe, carpet, radiator.

### **Bedroom Two**

11' 7" x 6' 5" recess ( 3.53m x 1.96m recess )

Double glazed window, carpet, radiator.

### **Bedroom Three**

8' 8" x 6' 4" ( 2.64m x 1.93m )

Double glazed window to front aspect, built in wardrobe, carpet and radiator.

### **Bathroom**

Bath with electric shower over, vanity wash hand basin, low level WC, shaver socket, double glazed window to side, towel radiator rail, full height tiling and tiled floor.

### **Externally**

#### **Front**

Mainly laid to lawn with a mature shrub garden.

#### **Rear**

Mainly laid to lawn with tree house and enclosed fencing.

### **Outbuilding**

Up and over door.

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## >> **room description**

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**Your William H Brown office:** 61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ  
T 01536 267418 E [corby@williamhbrown.co.uk](mailto:corby@williamhbrown.co.uk)



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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

Signature		Date
Rob Pearson-Lowther		29/04/2025
Mrs A. Mrs King & Mrs C Collins		