



12 Arnhill Road, Gretton, Northamptonshire, NN17 3DN
Guide Price £325,000



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Delightful detached character cottage offering sympathetically refurbished accommodation in a well-regarded village and enjoying stunning elevated views over the Welland Valley.



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No 12 Arnhill Road, Gretton is built of local stone under slate roof and has been brought into the present day by the current owner whilst retaining its period charm.

The property offers a well-proportioned accommodation, thoughtfully refurbished throughout and featuring an array of good quality fixtures and fittings, including new oak ceiling beam and oak mantel in the sitting room, new skirting boards and architraves, oak internal doors with traditional style furniture, bespoke hardwood front door and external French doors, refitted kitchen with integrated appliances, refitted shower room and new Ecoshed designer electric radiators.

The immaculately presented interior briefly comprises:

GROUND FLOOR: Sitting Room with feature fireplace, shaker-style Kitchen; FIRST FLOOR: two Bedrooms, Shower Room.

OUTSIDE there is a charming walled cottage garden which has been landscaped for ease of maintenance.

Early viewing is highly recommended.

GROUND FLOOR

The access to the property is from the rear elevation with new bespoke hardwood entrance door leading to:

Sitting Room 5.44m x 3.40m to bay (17'10" x 11'2" to bay)

Feature ornamental fireplace with tiled hearth, brick surround and newly fitted oak mantel above, impressive newly fitted oak ceiling beam, new Ecoshed column-style electric radiator, new wood-effect tiled flooring, stairs leading to first floor, under-stairs area with a built-in cupboard, display niche and display shelf, recessed ceiling spotlights, window with window seat to front, access to Kitchen.

Kitchen 2.77m x 2.39m (9'1" x 7'10")

The dual-aspect kitchen has been newly fitted in modern shaker style and features work surfaces with metro tiled splashbacks, inset ceramic single drainer sink with mixer tap above, base cupboard and drawer units (which incorporate a kick-space heater) and matching eye-level wall cupboards.

Integrated appliances (all newly fitted) comprise electric oven with electric hob and stainless steel extractor above, Hotpoint slimline dishwasher and Prima washer-dryer.

New wood-effect tiled flooring, recessed ceiling spotlights, window to side, new bespoke hardwood-framed French doors leading to the walled garden.

FIRST FLOOR

Landing

New engineered oak flooring, access to the two bedrooms and shower room.

Bedroom One 3.45m x 2.46m (11'4" x 8'1")

New Ecoshed column-style electric radiator, new engineered oak flooring, window to front.

Bedroom Two 2.92m x 2.51m (9'7" x 8'3")

New Ecoshed column-style electric radiator, new engineered oak flooring, window to rear enjoying views over the Welland Valley.

Shower Room

Newly refitted with an attractive unit incorporating concealed-cistern WC, inset hand basin with mixer tap, adjoining vanity top and cupboards beneath, corner shower cubicle with deluge shower above and a further handheld shower, chrome heated towel rail, chevron metro tiling to part of walls and feature Victorian-style porcelain floor tiles.

Built-in cupboard, wall-light point, obscure glazed window to front.

OUTSIDE

Garden

To the rear of the property lies a pretty, low-maintenance walled garden, a peaceful retreat, paved with well-stocked raised stone beds.

A timber hand gate provides external access.

SERVICES

Mains electricity
Mains water supply

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Mains sewerage
Electric central heating
Hot water - electric immersion, off-peak

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard and Superfast

Mobile signal availability:

Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three - voice and data limited; Vodafone - voice limited, data none

Outdoor: EE, Three, O2 and Vodafone - voice and data likely

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

GRETTON

Gretton is a delightful village in the north eastern corner of Northamptonshire. Village facilities include a pub, village hall, coffee shop, church, playing fields and a highly regarded primary school. The school feeds into good secondary education in the surrounding towns.

The village is close to a number of towns including Uppingham, Oakham, Corby and Kettering where there are many shops catering for most needs together with other facilities.

For commuters Gretton is ideally situated for commuting to a number of major centres including Peterborough, Northampton, Leicester, Stamford, in addition to Kettering, Corby etc. It is also within easy driving distance of the A14 being the A1/M1 link and therefore into England's motorway system. At nearby Corby Station (approximately 5 miles) and Kettering (approximately 12 miles), there are good train services to London St Pancras with frequent services.

Leisure pursuits are many and varied in the area including cricket, golf, rugby football, football, tennis, bowls, horse riding, walking, bird watching and sailing on nearby Rutland Water.

COUNCIL TAX

Band C

Corby Borough Council. Telephone 01536 464000

TENURE

Freehold

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth

Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

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2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this

property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





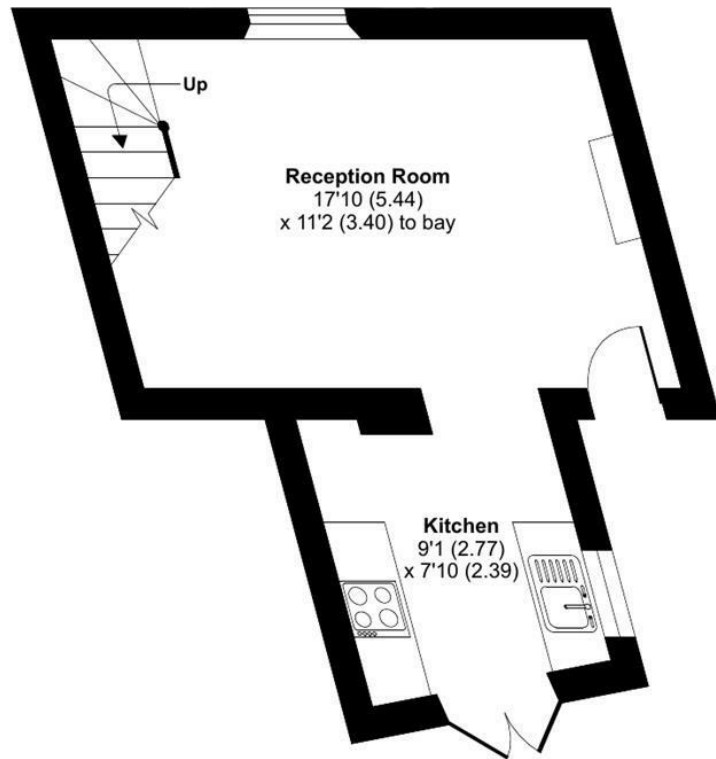




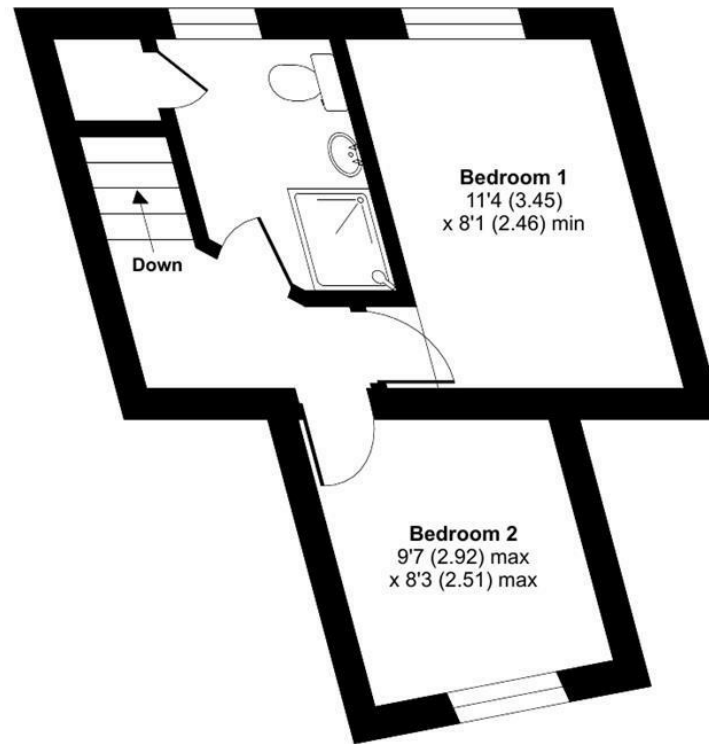


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Approximate Area = 552 sq ft / 51.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1140389



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC