



**20 Kirby Road, Gretton, Northamptonshire, NN17 3DB**  
**Guide Price £325,000**



Chartered Surveyors & Estate Agents

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**20 Kirby Road, Gretton, Northamptonshire, NN17 3DB**  
**Tenure: Freehold**  
**Council Tax Band: B (North Northamptonshire Council)**



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## DESCRIPTION

Beautifully presented modern semi-detached house occupying a larger-than-average plot with off-road parking for several vehicles and fully enclosed rear garden in a well-regarded village.

The property offers a much-improved and tastefully appointed accommodation which features a refitted shaker-style kitchen with oak worktops and full range of integrated appliances, a matching utility and contemporary sanitary ware to WC and bath/shower rooms.

Benefiting from gas-fired central heating system and full double glazing, the interior briefly comprises:

GROUND FLOOR: Entrance Hall, open-plan Lounge with multi-fuel burner and Dining Area, Kitchen, Utility Room, WC; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Part-glazed composite front entrance door, radiator, tiled floor, staircase with open spindles leading to first floor.

#### Open-plan Lounge & Dining Room

incorporating Lounge Area and Dining Area as follows:

#### Lounge Area 5.11m x 3.43m (16'9" x 11'3")

Feature fireplace recess with heavy oak beam above housing multi-fuel burner on raised hearth, engineered wood floor, radiator, coving to ceiling, window to front, archway to Dining Area.

#### Dining Area 4.22m x 3.30m (13'10" x 10'10")

Radiator, engineered wood floor, wall-light points, coving to ceiling, French doors leading to patio area and south-east-facing rear garden beyond.

#### Kitchen 5.11m x 2.41m (16'9" x 7'11")

Excellent range of contemporary fitted shaker-style units featuring oak work surfaces with metro tiles to splashbacks, inset 1.5-bowl sink with Insinkerator hot tap, ample base cupboards and drawers and matching wall cupboards. Integrated appliances comprise five-burner induction hob with Elica extractor fan/light above, eye-level Zanussi electric oven and microwave, Beko dishwasher and Beko fridge-freezer.

Designer-style upright radiator, tiled floor, recessed ceiling spotlights, two windows to front, window to rear.

#### Utility Room 4.37m x 1.80m max (14'4" x 5'11" max)

Range of fitted units (to match kitchen's) incorporating wall cupboards, oak worktop with cupboards beneath, recess for American-style fridge-freezer, further worktop with space for tumble dryer and space and plumbing for washing machine

beneath.

Radiator, tiled floor, recessed ceiling spotlights, internal door to WC, double-glazed window and double-glazed external door to rear.

#### WC 1.63m x 1.63m (5'4" x 5'4")

Contemporary white suite comprising low-level WC and pedestal hand basin with mixer tap and splashback, tiled floor, wall-mounted Baxi gas-fired central heating boiler, obscure window to rear.

## FIRST FLOOR

#### Half-landing

Window to front.

#### Gallery-style Landing

Two built-in cupboards with slatted shelving, one of them housing hot water cylinder, recessed ceiling spotlights, loft access hatch.

#### Master Bedroom 4.24m x 5.03m max (13'11" x 16'6" max)

Range of attractive fitted bedroom furniture comprising two double wardrobes and matching top boxes, radiator, window to rear.

#### En-suite Shower Room 2.87m x 1.91m (9'5" x 6'3")

Contemporary white suite of low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with Triton power shower, heated towel rail, fully tiled splashbacks, tiled floor, obscure window to rear.



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**Bedroom Two 3.07m x 3.43m (10'1" x 11'3")**

Radiator, window to front.

**Bedroom Three 1.91m x 3.40m (6'3" x 11'2")**

Radiator, window to front.

**Bedroom Four 2.54m x 2.41m (8'4" x 7'11")**

Radiator, window to rear.

**Bathroom 2.44m x 2.13m (8'0" x 7'0")**

Equipped with a stylish, contemporary white suite comprising low-level WC, pedestal hand basin with mixer tap and 'P'-shaped shower bath with deluge shower above, a further handheld shower attachment and glass screen.

Heated towel rail, fully tiled splashbacks and matching tiled floor, obscure window to rear.

**OUTSIDE**

**Parking**

The property is accessed via a brick-paved driveway providing off-road parking for three vehicles.

**Gardens**

The front garden is bounded by picket fencing and laid to a shaped lawn (adjoining the driveway).

A timber double gate to the side of the house links front and rear of the property.

The larger-than-average rear garden is fully enclosed and enjoys a south-easterly aspect. The garden is

laid mainly mainly to lawn with shrub borders and features a good-size paved patio area running the width of the house's rear elevation, as well as a detached brick-built Store.

**SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:

Indoor: EE, Three - voice and data likely; O2 - voice likely, data limited; Vodafone - voice and data limited;  
Outdoor: EE, Three, O2, 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**

North Northamptonshire Council, telephone 0300 126 3000

**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

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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.

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**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.

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.

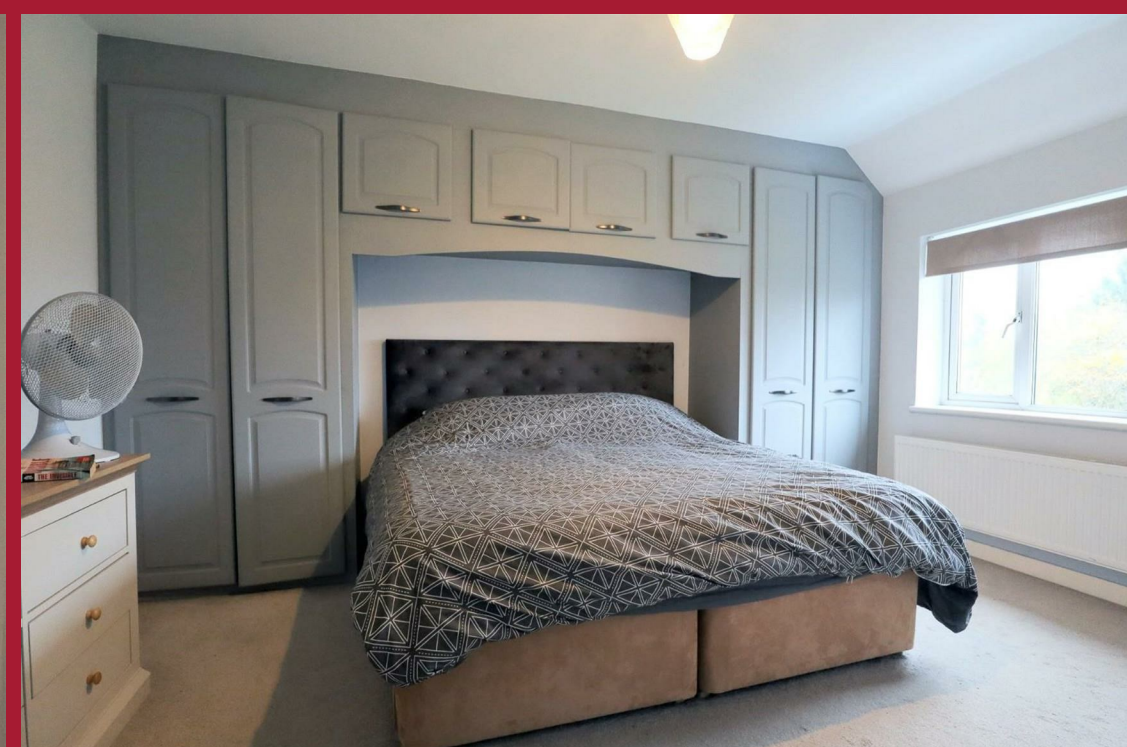




















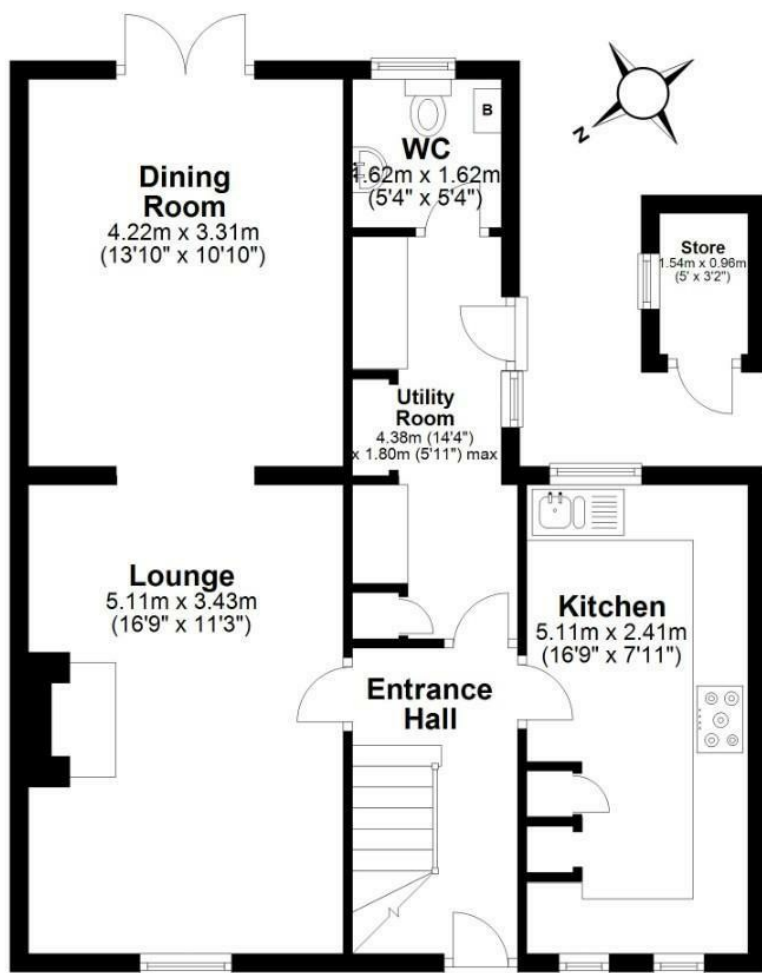




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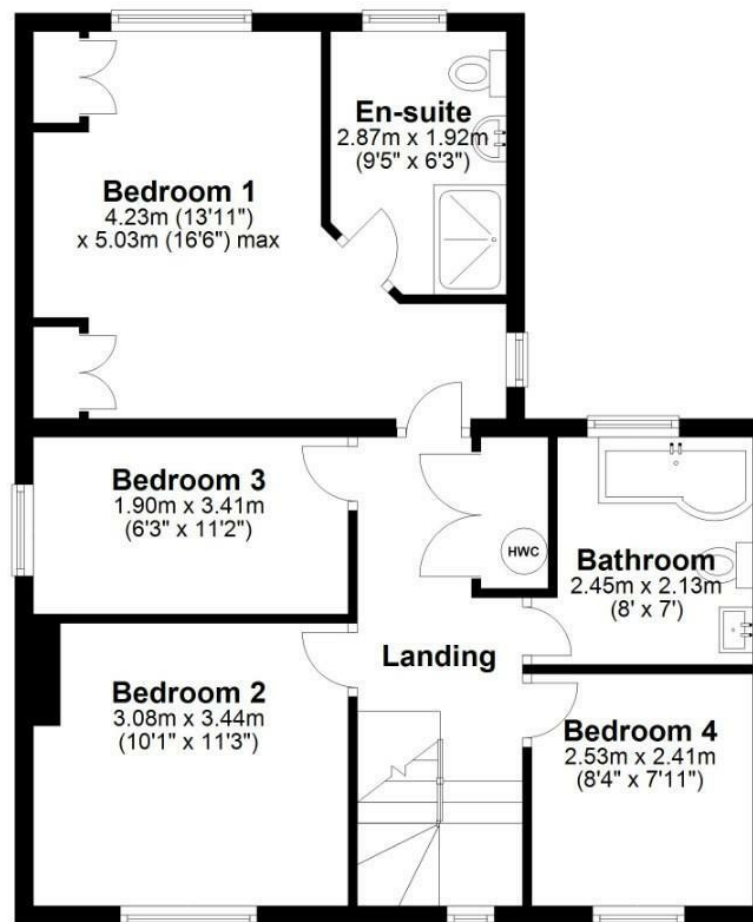
## Ground Floor

Approx. 63.8 sq. metres (686.8 sq. feet)



## First Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 126.5 sq. metres (1361.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

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

England & Wales EU Directive 2002/91/EC