



Elder Cottage, 38 Gretton Road, Harringworth, Northamptonshire, NN17 3AD
Guide Price £519,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

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Tenure: Freehold

Council Tax Band: E (East Northamptonshire)



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Characterful detached cottage with single garage and delightful, mature rear gardens of generous size situated in a sought-after, picturesque village.

**** 2 Reception Rooms * Garden Room * Study * Kitchen * Cloakroom/WC * 3 Bedrooms * Bathroom ****



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Built of local stone and dating to early 1800s with later extension to the rear, the property features open fireplaces, ledge-and-brace internal doors with wrought-iron furniture, as well as exposed stonework and ceiling beams and offers well-proportioned accommodation which would benefit from routine modernisation and updating.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with log-burning stove, Dining Room with open fireplace, Study, Garden Room, Kitchen, Cloakroom/WC;
FIRST FLOOR: three Bedrooms, Bathroom with claw-foot bath and shower cubicle.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

The main entrance to the property lies to the side elevation with part-glazed entrance door to leading to:

Entrance Hall

Radiator, stairs leading to first floor.

Sitting Room 4.14m x 4.67m (13'7" x 15'4")

Log-burning stove set in fireplace with stone surround and raised flagstone hearth, radiator, exposed ceiling

beam, wall-light points, window with window seat to front, access to Study, window and access to Garden Room.

Dining Room 4.14m x 4.67m (13'7" x 15'4")

Open fireplace with stone surround and raised flagstone hearth, radiator, exposed ceiling beam, feature exposed stonework to one wall, wall-light points, built-in cupboard, two windows (one of them with window seat) to front, access to Kitchen.

Study 4.14m x 1.65m (13'7" x 5'5")

Wood panelling to dado height, dual-aspect windows to side.

Garden Room 2.64m x 4.47m (8'8" x 14'8")

Radiator, tiled floor, archway to Kitchen, two windows overlooking private rear garden, French doors giving access to sunken patio area and gardens beyond.

Kitchen 2.44m x 6.17m (8'0" x 20'3")

Shaker-style kitchen featuring a range of fitted units incorporating wood-effect worktops with tiled splashbacks, inset sink with mixer tap, base cupboard and drawer units, matching wall cupboards and glass-fronted display cabinets. Integrated appliances comprise electric oven and has hob with extractor fan above.

There are undercounter appliance spaces and plumbing for washing machine. Included in the sale is a freestanding Hoover dishwasher.

Radiator, dual-aspect windows and part-glazed external door to gardens.

Cloakroom/WC 1.96m x 1.63m (6'5" x 5'4")

Fitted corner wash hand basin set within unit with cupboard beneath, high-level Charlotte Staffordshire toilet, radiator, tiled floor, fitted coat hooks, modern wall-mounted gas central heating boiler, wood panelling to dado height, window with wooden shutters to rear.

FIRST FLOOR

Landing

Three windows to front, access to Bedrooms and Bathroom.

Bedroom One 4.11m x 3.81m incl wardrobes (13'6" x 12'6" incl wardrobes)

Range of fitted wardrobes with top boxes, two radiators, wall-light points, dual-aspect windows to front and rear.

Bedroom Two 3.10m x 3.45m (10'2" x 11'4")

Fitted sink with tiled splashback and cupboards beneath, radiator, loft access hatch, dual-aspect windows providing views over rear garden.

Bedroom Three 3.07m x 2.49m (10'1" x 8'2")

Radiator, wall-light point, loft access hatch, window overlooking rear garden.

Bathroom 3.10m x 2.82m (10'2" x 9'3")

Fitted with freestanding Heritage roll-top, claw-foot

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bath, separate shower cubicle with tiled surround, low-level WC and pedestal hand basin with tiled splashback. Wood panelling to dado height to one wall, built-in airing cupboard, radiator, window to rear.

OUTSIDE

The property has vehicular access to the side where concrete driveway provides off-road parking for one car and leads to the garage and gardens beyond.

Detached Single Garage 5.23m x 2.59m (17'2" x 8'6")

Light and power, up-and-over door.

Gardens

The mature gardens lie to the rear of the property and provide a peaceful retreat privately screened by an array of established trees and bushes. The gardens have been laid out to include a paved sunken patio immediately to the rear of the cottage (accessed off Garden Room), shaped lawns with colourful borders containing a wide variety of shrubs, bushes and flowering plants and an area of vegetable garden with raised beds and greenhouse.

There is an external pedestrian access to the gardens via a hand gate at the rear of the property.

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

HARRINGWORTH

Harringworth is a popular village in Northamptonshire and lying on the banks of the River Welland. Within the village there are a number of facilities, including a church, a village hall, a cafe and a riding school. The main facilities are available in the surrounding towns, particularly Uppingham, where there is a good range of shops, schools and medical facilities, including doctors and dentists.

For commuters, Harringworth is ideally positioned, within easy driving distance of a number of centres including Oakham, Uppingham, Stamford, Peterborough, Kettering, Corby and Leicester and also close to the A1 Great North Road and the A14, both of which have accesses on to the motorway system. Mainline trains into London can be reached from Corby (within 30 minutes), Market Harborough,

Peterborough and Leicester.

There is an excellent range of schools in the area, with public education provided by the renowned schools at Oundle, Uppingham, Oakham and Stamford.

Sporting facilities in the area are many and varied with many good clubs for most ball participating sports. In addition the countryside is most charming with some lovely walks and rides, for those interested in horses, or just spotting wildlife, especially the Red Kite.

COUNCIL TAX

Band E (East Northamptonshire Council).

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.

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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.

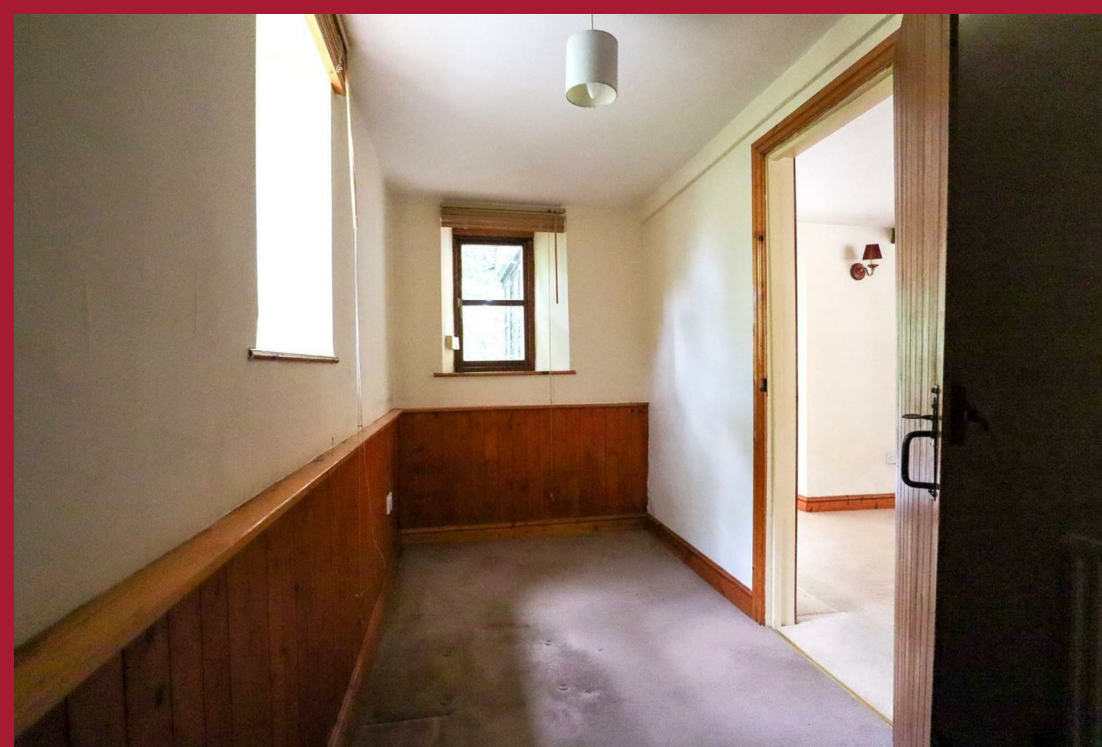
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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



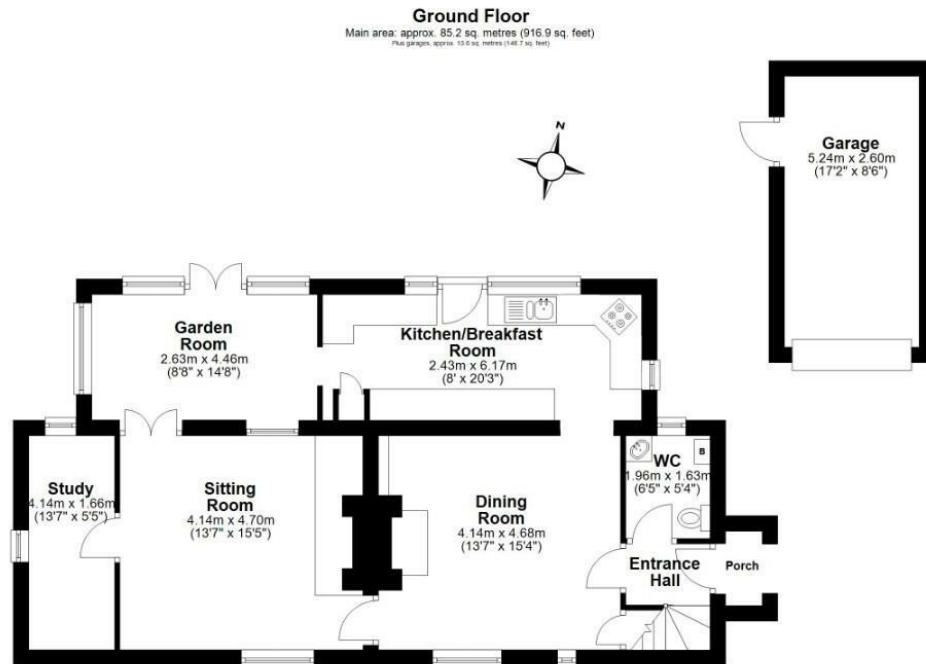












Main area: Approx. 139.5 sq. metres (1501.9 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.7 sq. feet)

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		61	81
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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