



Caistor Road, Gretton **Freehold** £500,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Stone Built Three Bedroom Detached House
- Village Location
- Two Reception Rooms
- Substantial Sized Garage & Driveway
- Ensuite to Master Bedroom

Nestled within the idyllic village of Gretton, The Old Brew House is a captivating character home brimming with potential. This enchanting property boasts substantial kerb appeal, with a generous block-paved driveway providing ample off-street parking. At the rear, a secluded and beautifully landscaped garden offers a tranquil escape.

Step inside to discover a welcoming entrance hall that leads to a character-filled living room, featuring an inviting inglenook fireplace, exposed beams, and elegant parquet flooring. A separate dining room, kitchen, family bathroom, and three bedrooms, including one with an en suite shower room, complete the main house.

The true gem of this property lies in its adjoining garage building, a versatile space of approximately five hundred square feet. With Velux windows, solid wood flooring, a vaulted ceiling, and double access points, this building presents an exciting opportunity for expansion or creative customization.



Properties offering such immense potential are rare finds. We wholeheartedly encourage an early viewing to appreciate the full scope of possibilities this exceptional home has to offer.

The accommodation comprises of;

ENTRANCE HALL

LOUNG 15'3 max x 18'4 (4.64m x 5.58m)

DINING ROOM 13'6 x 9'8 (4.11m x 2.94m)

CONSERVATORY 12' x 7'6 (3.65m x 2.28m)

KITCHEN 13'6 x 8'1 (4.11m x 2.46m)

UTILITY / WORKSHOP

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE 13'6 X 9'3 (4.11m x 2.81m)

EN SUITE

BEDROOM TWO 15'3 x 10'7 (4.64m x 3.22m)

BEDROOM THREE 12'8 x 7'7 (3.86m x 2.31m)

BATHROOM

OUTSIDE

FRONT GARDEN & DRIVEWAY

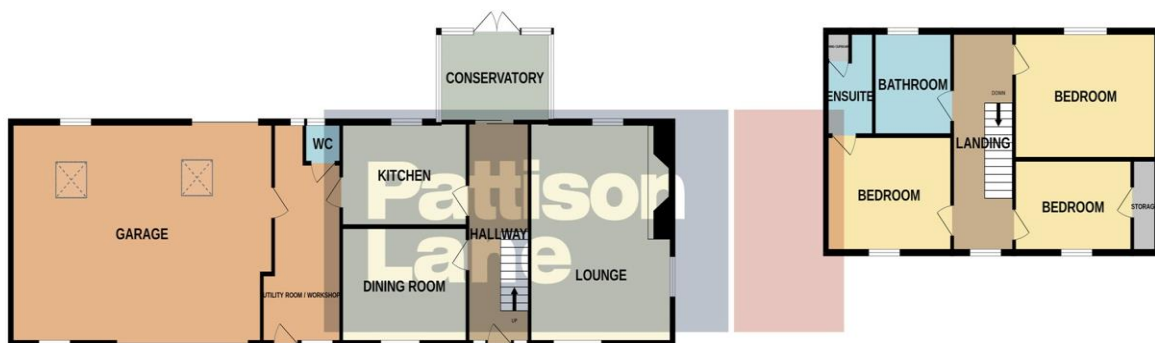
GARAGE 28' max x 17'8 (8.53m x 5.38m)

REAR GARDEN



GROUND FLOOR
1364 sq.ft. (126.7 sq.m.) approx.

1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 2013 sq.ft. (187.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE;

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

To view this property call Pattison Lane on:
01536 524425

Selling your property?



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Contact us to arrange a **FREE** home valuation.

 01536 524425

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