



**15A ARNHILL ROAD**

Gretton, Northamptonshire, NN17 3DN

 **Digby & Finch**  
ESTATE AGENTS

## 15A ARNHILL ROAD

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*Number 15A is a fabulous contemporary home offering the most breathtaking views over the Welland Valley. This unique and most flexible home has been built with light, space and atmosphere in mind, really making the most of the wonderful skies over the valley to the fore and the gorgeous private garden to the rear which meets a mature tree belt, a haven of peace and tranquillity.*

The accommodation has been very well considered with a huge kitchen dining room complete with a wide panoramic window which takes in the wonderful skies and the valley below. A vast range of wall and floor standing kitchen cabinets give a sleek scandi feel topped by quartz work surfaces and an extensive range of integrated appliances which will satisfy even the professional chef!

For casual dining, a huge dining table sits beyond the central island, perfect for gatherings large or small to gather, enjoy and have fun.

From a practical perspective, directly from the kitchen is a useful utility room and a guest cloak room.

Double doors lead to a large sitting room with sliding glazed doors which open to a wonderful cantilever balcony, the perfect place to watch the sun set in peace and tranquillity.

On chillier evenings, light the sleek wood burning stove and create a cosy atmosphere while watching the rain clouds descend across the valley.

Moving into the wide hallway beyond the stylish oak and glazed staircase, a second reception room can be found. Currently used as a formal dining room, this lovely space offers views to the rear garden. This room could quite easily be used as a child's playroom, a study or a music room if desired.

Completing this floor is a guest bedroom which is located to the rear of the property. A tiled en suite shower room has a large walk-in shower, wash basin and a loo.

Descending the staircase to the ground floor reception hallway, we find a huge principal bedroom suite again with the most wonderful views to the fore. Beyond a dressing area is a large en suite





bathroom which offers a smart contemporary suite.

There are three more rooms on this level, a large double bedroom which sits beside a huge family bathroom which has twin wash basins, with a touch screen mirror over, a free standing bathtub, a huge walk in shower with rain head and hand held attachment and a loo.

There are two further reception rooms which have been used as annex accommodation. One has a small kitchenette the other, currently a sitting room complete with a bespoke media wall.

From the hallway, a door opens to a staircase which leads to the ground floor where a large garage, boiler room and cloak room can be found.

On the opposite side of the staircase is a further large room which is currently just used for storage however, it could certainly be put to great use as a gym, home office or a workshop

## STEP OUTSIDE

The property has a long driveway with raised beds arranged around a large parking area.

Steps lead to the side of the property where the entrance to the property can be found.

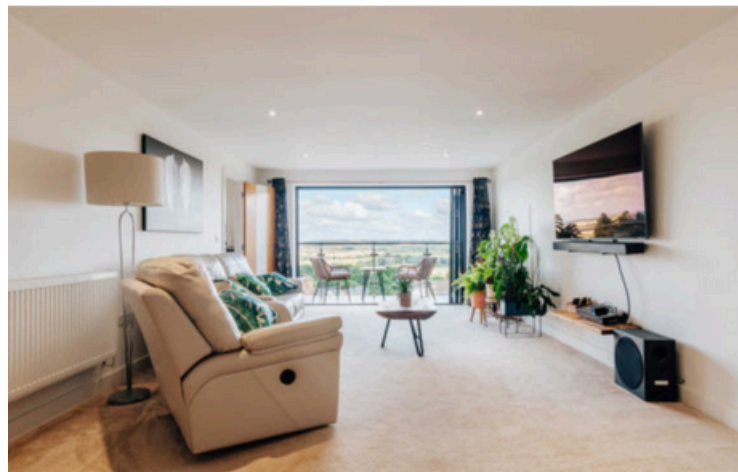
To the rear, a raised terrace garden is set out in sections with raised beds planted with a vast array of perennial shrubs. Steps lead to the first of two lawns. Beyond the rear of the plot is an established tree belt allowing a wonderfully natural backdrop to the plot.

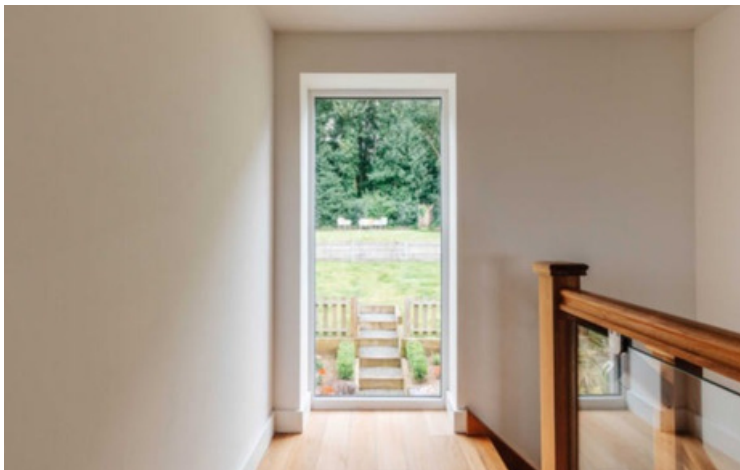
## LOCATION

Gretton is a charming village situated within the beautiful Welland Valley, offering plenty of stunning walk's moments from the door step. The village offers a fantastic range of amenities including a coffee shop, village hall, an excellent primary school, two churches and two public houses. There are plenty of sporting facilities including tennis courts, cricket pitches and a sports/social club. Uppingham is only 5 miles away and offers a wider range of amenities, as do Oakham and Stamford which also offer a mixture of State & Private schooling. Gretton is ideally situated for easy access to the A14 & A47 while local trains from Corby (4 miles) provide regular access to London St Pancras, taking approximately 50 minutes.

## SERVICES

Water, electricity and mains drainage are understood to be connected. The property has gas fired central heating.





## FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## LOCAL AUTHORITY

North Northamptonshire County Council  
Council Tax Band - F

## TENURE

Freehold

## VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone: 01780 758 090.

## PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## POSSESSION

Vacant possession upon completion.

## EPC RATING

Current - 81/B  
Potential - 85/B



8 St Mary's Hill, Stamford, PE9 2DP  
Telephone: 01780 758 090  
stamford@digbyandfinch.com  
digbyandfinch.com

# 15A Arnhill Road, Gretton, Northamptonshire, NN17 3DN

Approximate Gross Internal Area = 281 Sq M / 3024 Sq Ft

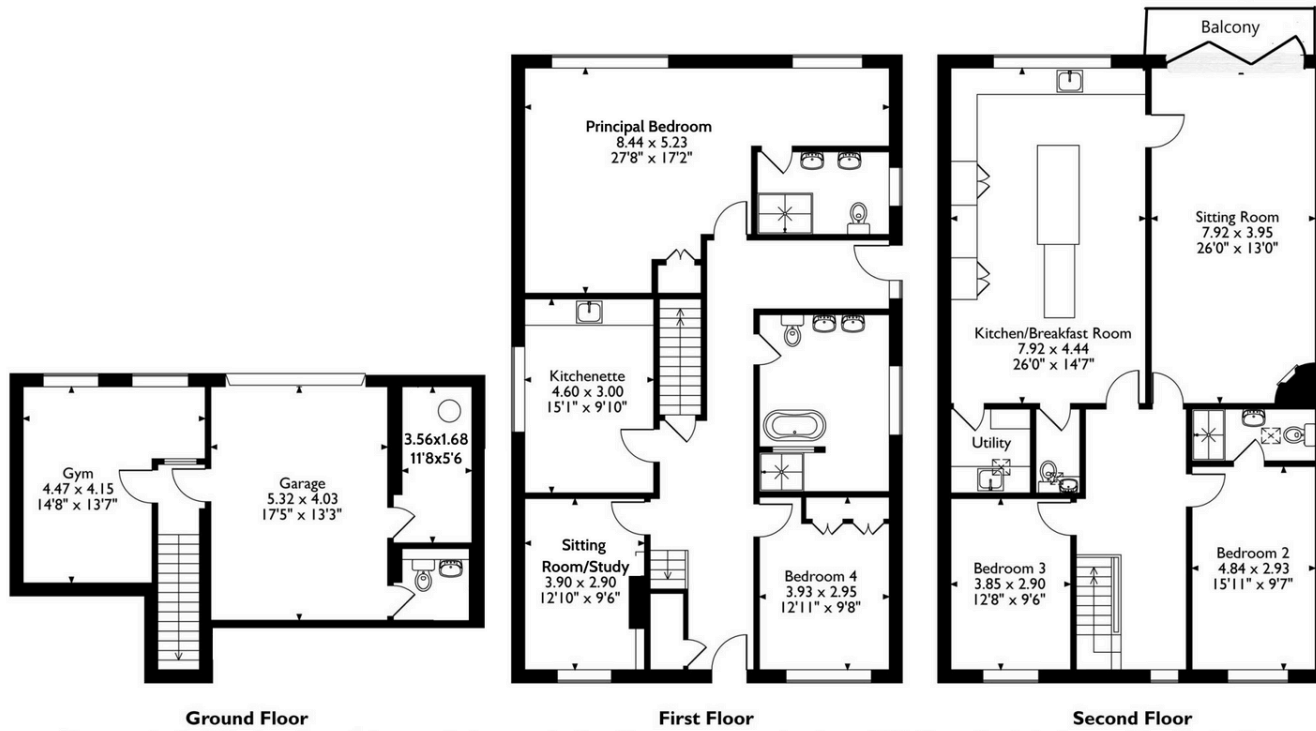


Illustration for identification purposes only. Measurements are approximate and not to scale.



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