



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 4 Hunts Field Drive, Gretton, NN17 3GD

£475,000

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"Living on the Edge..."

The smart detached house is positioned on the village boundary offering pretty countryside view to the rear. The property comes with a single garage and driveway while the rear garden is landscaped with outdoor dining and entertaining in mind. The accommodation comprises entrance hall utility/guest WC, study, living room, fitted kitchen which is connected to the dining room. Upstairs there is a family bathroom and four bedrooms with a shower room en suite to bedroom one. NO CHAIN.

Well positioned with countryside views to the rear and located within Gretton, which is a well-serviced village offering a thriving community and good local amenities.

The accommodation comprises entrance hall with stairs rising to the first floor. There is a storage cupboard and an attractive floor which extends throughout the ground floor with the exception of the kitchen. The living room features French doors which open onto the rear garden and there is a modern wood burning stove. Double doors lead into the dining room which also features French doors to the rear garden and this room is directly connected to the kitchen.

The kitchen/breakfast room is fitted with a range of wall and base level units with oak doors, there are work surfaces which incorporate a sink with drainer and mixer tap. There is an integrated dish washer, fridge and freezer. There is a range style floor standing cooker and a luxury vinyl tiled floor. Situated off the hall is a study/playroom.

From the first floor landing there is a family bathroom which includes a side panel bath with shower and screen, WC and a pedestal wash hand basin with ceramic tiled wall surrounds and floor. Heated towel rail.

There are four double sized rooms with the master bedroom benefitting from a shower room en suite.

Outside there is a driveway providing parking and access to the single garage while the rear garden is fully enclosed and offers lovely countryside views to the rear. The garden has been landscaped to include an extensive paved patio area with a covered pergola and a garden studio/summer house.

Wood Burning Stove

Covered Garden Pergola

Well Planned Accommodation

Bathroom and En Suite

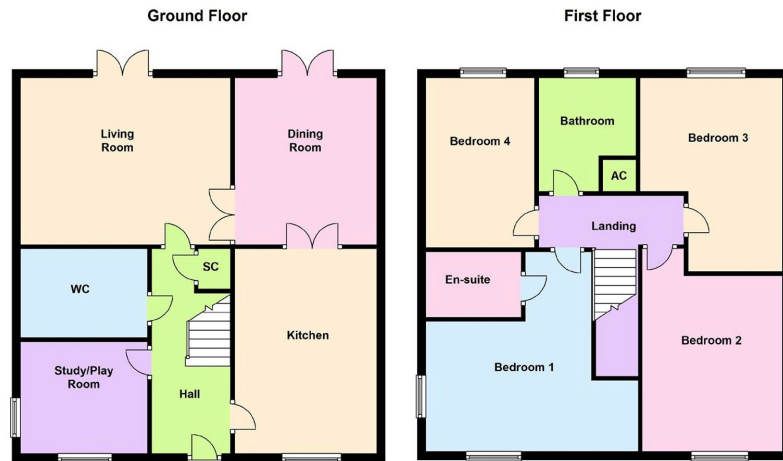
Four Bedrooms

Single Garage and Driveway

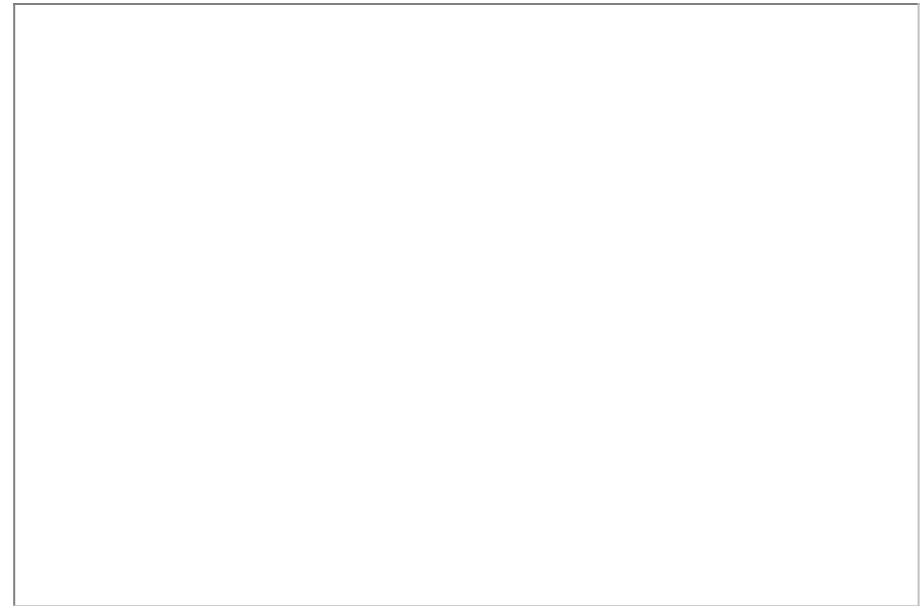
Backs onto Fields

Detached House





- Kitchen - 3.33m x 4.8m (10'11" x 15'9")
- Dining Room - 3.33m x 3.91m (10'11" x 12'10")
- Living Room - 4.93m x 3.91m (16'2" x 12'10")
- Study/Play Room - 2.62m x 2.97m (8'7" x 9'9")
- Bedroom 1 - 4.67m x 3.25m (15'4" x 10'8")
- En-suite - 2.24m x 1.22m (7'4" x 4'0")
- Bedroom 2 - 3.28m x 4.11m (10'9" x 13'6")
- Bedroom 3 - 3.35m x 4.55m (11'0" x 14'11") (max)
- Bedroom 4 - 2.54m x 3.99m (8'4" x 13'1")
- Bathroom - 2.67m x 2.29m (8'9" x 7'6")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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