



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



High Street, Gretton, Northamptonshire, NN17 3DF  
£230,000

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### "Stunning Village Position"

This pretty Brick and stone cottage is situated within the heart of this well serviced village which offers amenities including a village store, pub, church, primary school, cricket club and there is a wealth of community activities which go on behind the scene. The cosy accommodation comprises lounge with a wood burning stove, there is a fitted kitchen and a spacious conservatory which leads onto the rear garden. There are two bedrooms and a shower room. Outside there is a rear garden with a stone garden studio/office and private parking for two cars.

### Description:

Well positioned within this popular and well serviced village, this two bedroom cottage is offered for sale with a smart interior, rear garden, stone garden studio and private parking for two cars.

The accommodation includes a lounge with a wood burning stove.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with mixer tap with ceramic tiled wall surrounds.. there is extra understairs storage with a door opening onto the stair case which rise to the first floor landing.

There is a conservatory addition which creates an extra dimension of living space and features French doors leading to the rear garden.

Upstairs there are two bedrooms and a shower room which includes a shower, WC and there is a wash hand basin set on a vanity storage unit with ceramic tiled wall surrounds.

Gas fired central heating system and uPVC double glazed windows.

### Outside:

The enclosed rear garden offers two paved patio area with some planted areas. There is a stone garden studio/office and an additional store. There is private parking for two cars.

### Room measurements:

Lounge 3.61m x 3.35m (11'10" x 11'0")

Kitchen 3.07m x 2.84m (10'1" x 9'4")

Conservatory 3.66m x 3.05m (12'0" x 10'0")

Bedroom One 3.53m x 3.94m (11'7" x 12'11")

Bedroom Two 3.05m x 1.8m (10'0" x 5'11")

Bathroom 2.13m x 1.22m (7'0" x 4'0")







Total area: approx. 57.7 sq. metres (620.6 sq. feet)

- Pretty Brick and Stone Cottage
- Well Serviced Village Location
- Versatile Garden Studio/Office
- Conservatory
- Stylish Fitted Kitchen
- Village Store Close By
- Private Parking for Two Cars
- Enclosed Rear Garden
- Two Bedrooms
- Lounge with Wood Burning Stove



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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