



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Gretton, Northamptonshire, NN17 3DF
£465,000

3 2 2



"Beaming Brightly"

Well positioned within Gretton this beautifully presented detached house comes with an attractively maintained rear garden which is brimming with budding plants, driveway and a single detached garage. Offering versatile and well planned living space which we noted for the abundance of natural light. The accommodation includes an entrance hall, lounge, office, stylish open plan kitchen/dining room, utility room and a guest WC. Upstairs there is a family bathroom and three double sized bedrooms with an en-suite shower room to the master. The first floor accommodation could be altered to provide four bedrooms if required. A stunning village home with a lovely interior.

Full Description

Beautifully presented detached family home which is located in the desirable village of Gretton.

The property offers generously sized living accommodation

Welcoming entrance hall with the stairs rising to the first floor landing.

Bay fronted front facing living room.

Modern fitted kitchen/dining room with a contemporary range of base level units with square edge work surfaces incorporating a ceramic single drainer sink with mixer tap, there is a range cooker with extractor hood above, space for a fridge/freezer, integrated dishwasher, space for a dining table, pantry cupboard, ceramic tiled flooring and access to the rear garden via UPVC double glazed patio doors.

Separate utility room fitted a range of modern eye and base level units with roll top work surfaces incorporating a single drainer sink, space and plumbing for a washing machine and access to the rear garden via a UPVC double glazed door.

The property benefits from an extra reception room which could be utilised as a home office or playroom.

Guest WC.

On the first floor there are three double bedrooms with bedroom one benefiting from an en-suite shower room and a walk in wardrobe.

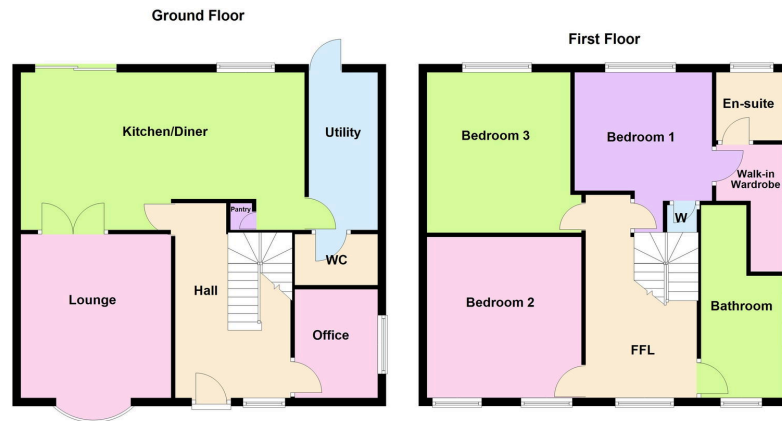
Family bathroom fitted with a modern white four piece suite to comprise of a panel enclosed bath, separate shower cubicle, pedestal wash hand basin, close coupled WC and ceramic tiled splash backs.

Further benefits include gas radiator heating and UPVC double glazed windows.

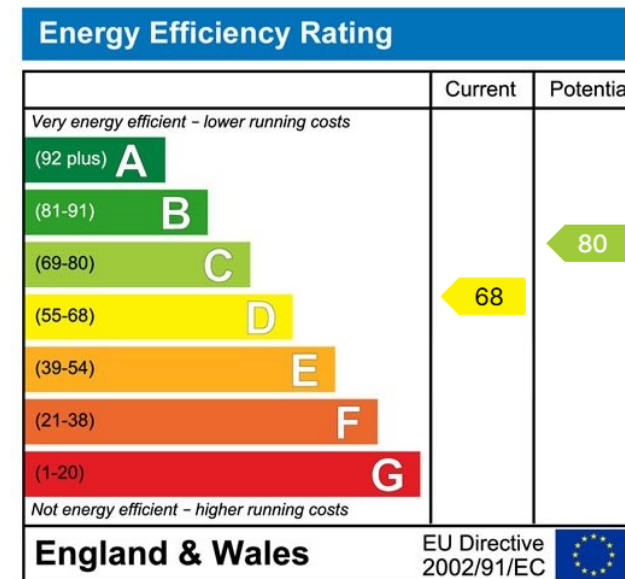
Outside

The property offers a neat frontage which is retained by a stone wall with herbaceous and floral plantings and a driveway to the side provides off road parking and access to the detached single garage. The rear garden has been attractively landscaped with a 3 paved patio seating areas, covered pergola, an array of herbaceous, floral and mature planted borders and is fully enclosed.





- Entrance Hall 4.78m x 2.82m (15'8" x 9'3")
- Lounge 3.73m x 3.94m (12'3" x 12'11")
- Kitchen/Diner 6.98m x 3.86m (22'11" x 12'8")
- Utility Room 3.86m x 1.7m (12'8" x 5'7")
- Office 2.67m x 1.83m (8'9" x 6'0")
- Bedroom One 3.86m x 3.35m (12'8" x 11'0")
- Bedroom Two 3.99m x 3.73m (13'1" x 12'3")
- Bedroom Three 3.86m x 3.56m (12'8" x 11'8")
- Bathroom 3.4m x 1.83m (11'2" x 6'0")
- Ensuite 1.73m x 1.65m (5'8" x 5'5")



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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