



**Gable End Cottage, 40 High Street, Gretton, Northamptonshire, NN17 3DE**  
**£1,500 PCM**



Chartered Surveyors & Estate Agents

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## Gable End Cottage, 40 High Street, Gretton, Northamptonshire, NN17 3DE

### DESCRIPTION

Charming semi-detached period cottage offering well maintained accommodation with an array of character features and situated in a well-regarded village.

The interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Family Room, Farmhouse Dining Kitchen with Inglenook fireplace, Garden Room/Utility, Sitting Room with Inglenook fireplace, good-size Double Bedroom, Bathroom with a separate shower cubicle;

**FIRST FLOOR:** large Master Bedroom, a further spacious Double Bedroom, Shower Room.

**OUTSIDE:** off-road parking and enclosed courtyard garden incorporating a paved patio, gravelled and lawned areas to the rear.



### GRETTON

Gretton is a delightful village in the north eastern corner of Northamptonshire. Village facilities include a pub, village hall, coffee shop, church, playing fields and a highly regarded primary school. The school feeds into good secondary education in the surrounding towns.

The village is close to a number of towns including Uppingham, Oakham, Corby and Kettering where there are many shops catering for most needs together with other facilities.

For commuters Gretton is ideally situated for commuting to a number of major centres including Peterborough, Northampton, Leicester, Stamford, in addition to Kettering, Corby etc. It is also within easy driving distance of the A14 being the A1/M1 link and therefore into England's motorway system. At nearby Corby Station (approximately 5 miles) and Kettering (approximately 12 miles), there are good train services to London St Pancras with frequent services.

Leisure pursuits are many and varied in the area including cricket, golf, rugby football, football, tennis, bowls, horse riding, walking, bird watching and sailing on nearby Rutland Water.

### SERVICES

Mains electricity  
Mains water  
Mains sewerage



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### Gas Central Heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three - voice and data limited; Vodafone - voice limited, data - none;

Outdoor: EE, O2, Three, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### COUNCIL TAX

Band B

Corby Borough Council

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is

still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.



### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses

#### Oakham

5 Market Street  
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Tel: 01572 755555  
Letting Centre: 01572 755513  
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#### Stamford

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

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#### Uppingham

18 High Street East  
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incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

### Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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#### Stamford

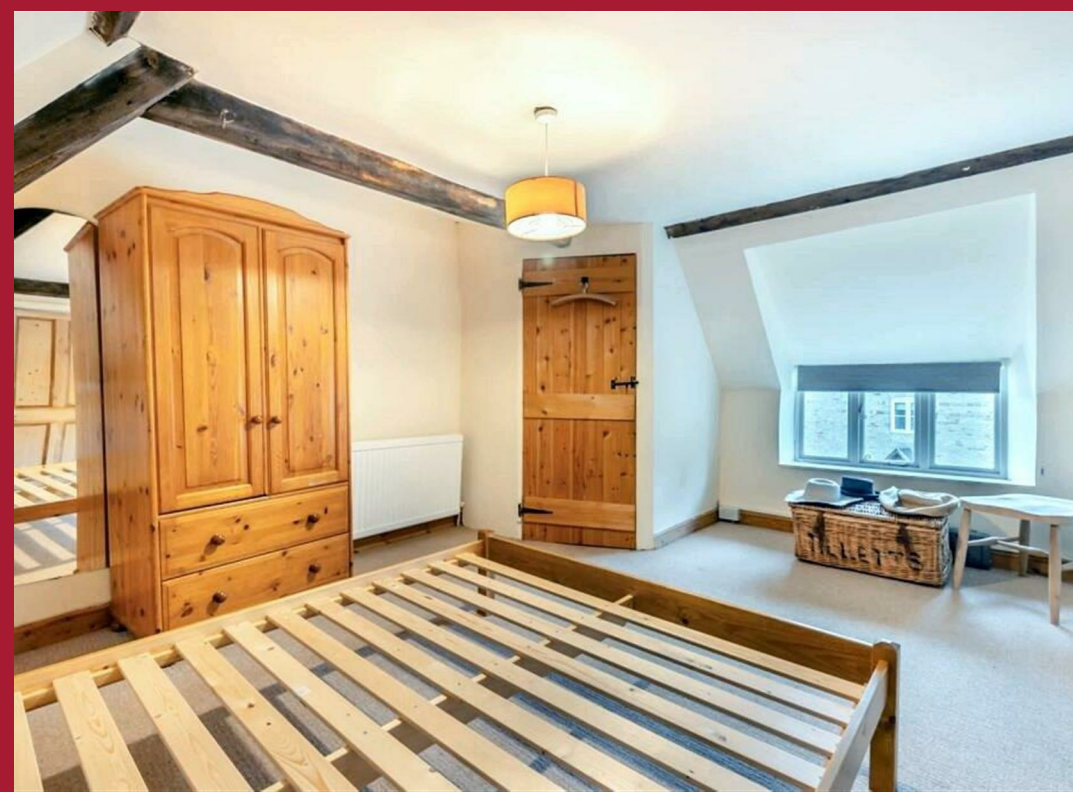
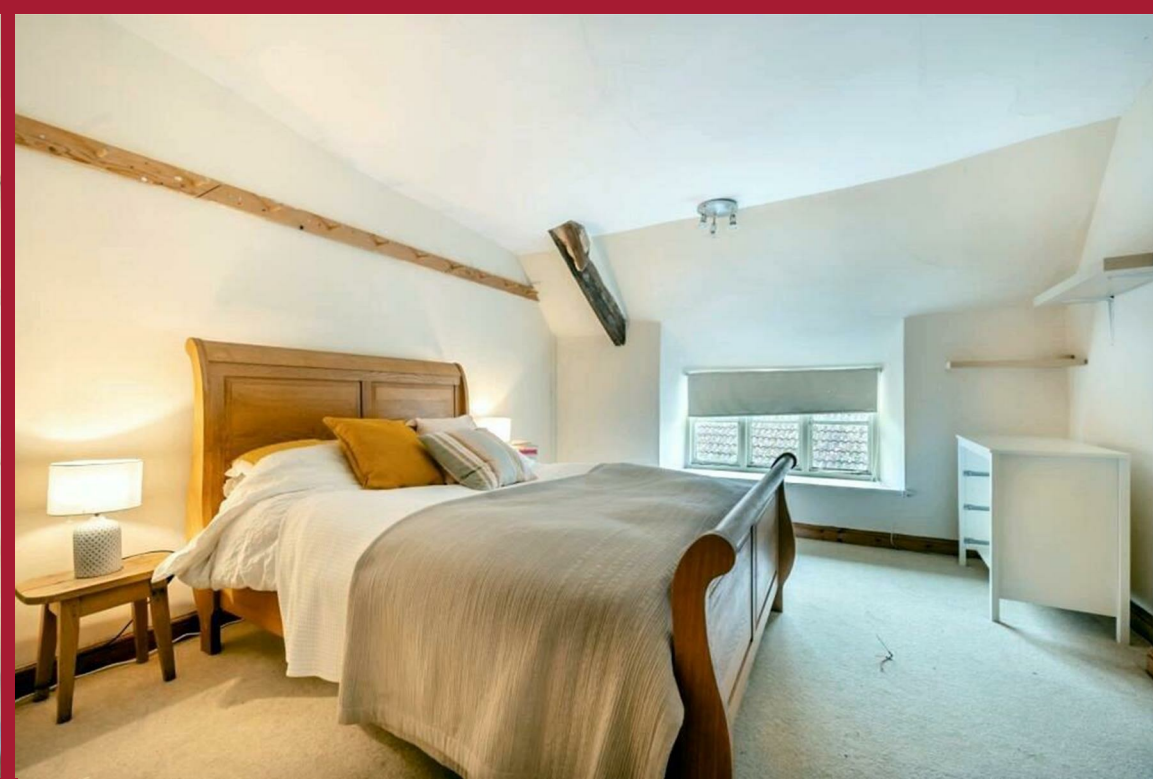
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Not to scale - for identification purposes only



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC