

12 Harringworth Road  
Gretton  
Corby  
NN17 3DD

£425,000



OSCAR JAMES

...expect excellence





## WHAT'S GREAT?

“Sizeable Plot, Fantastic Potential” Offered to the market with NO ONWARD CHAIN Oscar James are delighted to offer this lovely three-bedroom detached family home, which sits on a sizeable plot and offers fantastic potential.

Sitting on a large plot, on the sought after Harringworth Road, this property is located within the charming and picturesque Northamptonshire Village of Gretton.

Gretton is a well facilitated village with many amenities such as a choice of pubs, school, shop, café and much more. It also sits within close-by reach to neighbouring towns of Corby and Uppingham- again offering further amenities.

This property itself has been lovingly maintained and holds a real feeling of charm and character, working well as a family home. Given the size of the plot and location on offer this is a genuinely rare opportunity to acquire such a property here. It boasts great potential and is one that could be further improved.

There is beautiful front garden and a sweeping driveway to the front which leads on to a large garage to the rear measuring an impressive 9.37m x 4.39m, both with the driveway and garage there is more than ample off-road parking on offer here.

The property has benefitted by some improvement works that have been carried out, such as the stylish refitted kitchen area which boasts some integrated appliances, and has been well maintained by the current owners.

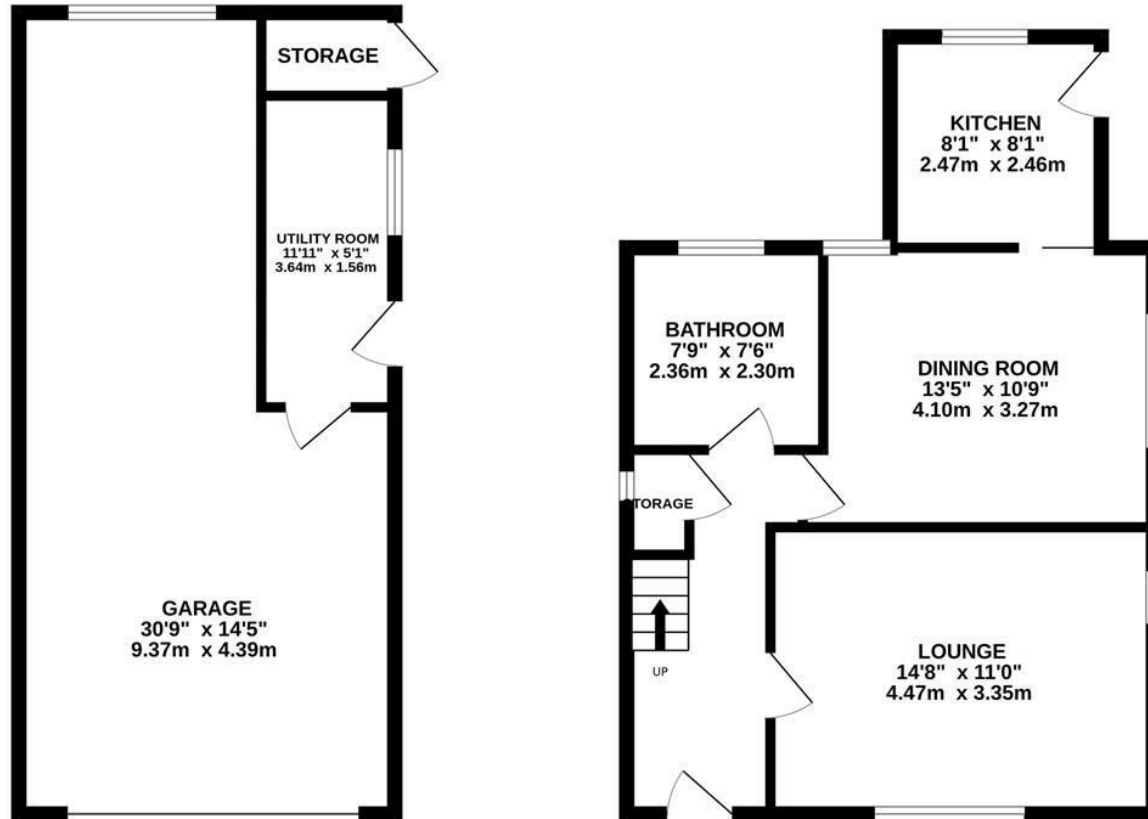
To the rear the property features an incredible back garden space, that is a truly impressive size, offers a high degree of privacy and has copious amounts of size and the space on offer, giving a lot of options of what to do with it! It also features a wood-built summerhouse also.

This wonderful property is a real must-view in order to fully comprehend just exactly what is on offer and the true potential that the house boasts. Get in touch with the team at Oscar James for further details.

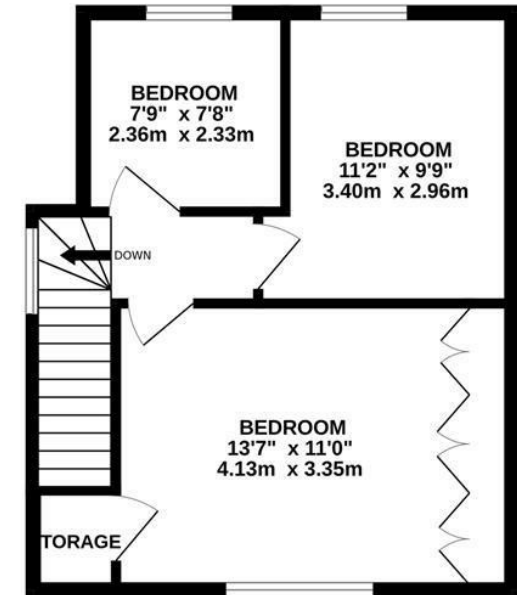
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# Floor Plan

GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Living room to the front which is a room filled with natural light



Kitchen sits to the rear and has a separate dining room



Three bedrooms, to the first floor



Ground floor bathroom



Incredible plot! with both front and rear gardens on offer



More than ample off-road parking, with sweeping driveway and large detached garage









# SELLER'S SECRET

This has been a lovely family home for many years, the garden is something that we have always loved and the new owners are sure to enjoy!



*Why we like it....*

WOW! This excellent property offer copious amounts of potential and sits on an amazing plot withing the highly sought after Haringworth Road in the lovely Village of Gretton. There is also no onward chain on this one too!

*To buy or not to buy....*

## OSCAR JAMES

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