

School Road  
Gretton  
Corby  
NN17 3BQ

£325,000



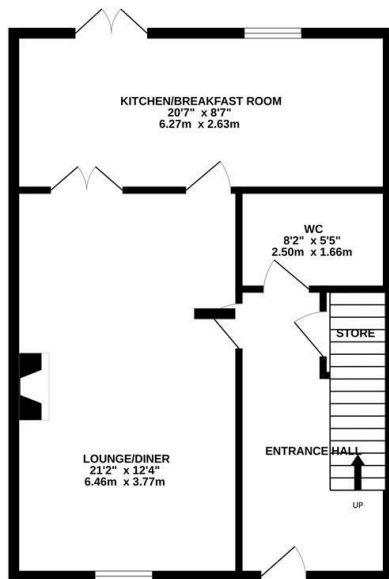
OSCAR JAMES

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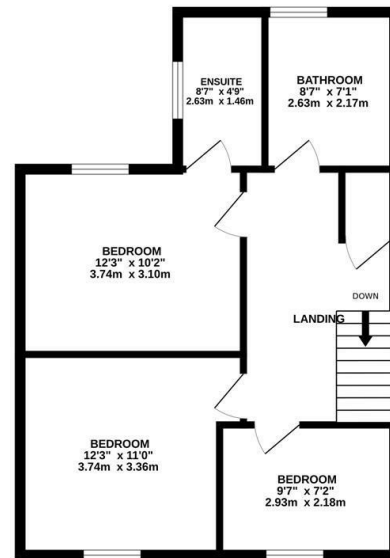


# FLOOR PLANS

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.3 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...



Spacious living room, finished with central fireplace



Extended kitchen/breakfast room across the rear of the house



Three bedrooms to the first floor, accessed via the roomy landing



Sizeable family bathroom & master ensuite to 1st floor, plus ground floor WC



Mainly laid to lawn rear garden, with back access to driveway



Off road parking on the driveway for 2 cars





## WHAT'S GREAT?

Offered to the market with NO CHAIN- A Charming Three-Bedroom Cottage in the Heart of Gretton

Oscar James Estate Agents are thrilled to present this beautifully presented three-bedroom cottage, nestled within the heart of the charming Northamptonshire countryside village of Gretton.

The property is well located within the village and is just a short stroll from local amenities such as Gretton school, the sports & social club, a choice of pubs, café, local shop & Doctors surgery- amongst more. This delightful home is perfect for those seeking a blend of countryside charm and contemporary living with a tasteful, modern finish.

Upon entering, you are welcomed by a spacious entrance hall leading to a stunning open-plan lounge/diner, complete with a central fireplace featuring a burner. The modern, extended, fitted kitchen-breakfast room features double French doors that open onto the

garden, creating a bright and airy space. A conveniently located WC and further storage completes the layout to the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms, including a master with a stylish three-piece en-suite, with double shower, alongside a modern family bathroom. The loft offers additional storage with partial boarding.

Externally, the front of the property is framed by a charming picket fence, while the rear garden features a patio area, a well-maintained lawn, and a garden shed, all enclosed by timber fencing. A gated rear entrance provides access to two allocated parking spaces on the driveway behind.

Viewing is essential to fully appreciate all this wonderful home has to offer, for further details get in touch with the team at Oscar James, Corby!

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# SELLER'S SECRET

The house is great, and we love the village of Gretton too, there's a great community with always plenty going on, the amenities are all within a short walk too! We love the stone-cottage aesthetic but with having all of the modern day conveniences



## Why we like it....

This charming cottage has been beautifully maintained, is incredibly spacious all through and simply must be viewed to be fully appreciated. Offered to the market with no onward chain too, great for a flexible move!

To buy or not to buy....

# OSCAR JAMES

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