

# Gretton Road Harringworth

Hurfords



- Detached Character Cottage/Popular Village Location
- Three Bedrooms
- Kitchen/Breakfast Room
- No Onward Chain
- Enclosed Rear Garden
- Off Road Parking/Garage
- Tenure: Freehold
- EPC: D
- Council Tax: F



# Gretton Road Harringworth NN17 3AD

## The Property

Three bedroom detached cottage in the desirable Welland Valley village Harringworth. The property offers plenty of character with exposed beams. NO ONWARD CHAIN

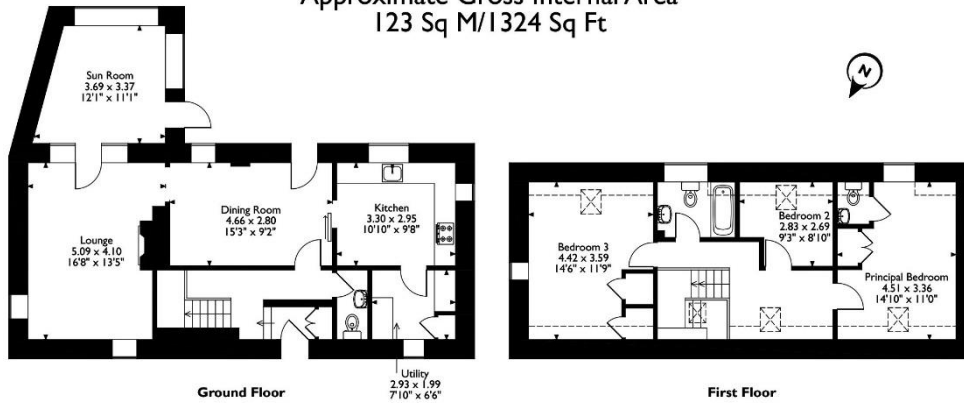
Ground floor accommodation comprises; Reception hall and W/C, a modern and well finished kitchen with integrated appliances, utility room and downstairs storage area, large open tiled floor dining room, sitting room filled with natural light, conservatory supplied with central heating and electricity offering a great footprint with formal rooms.

First floor accommodation comprises; Generous landing, two double bedrooms one with W/C, further bedroom and family bathroom. The exposed beams offer character to this home but with modern living standards. The addition of dormer windows and roof lights are welcome additions bringing bags of light in to the first floor accommodation.



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The Store House, Gretton Road Harringworth, Corby  
 Approximate Gross Internal Area  
 123 Sq M / 1324 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Outside

The property is set back from the road with a driveway leading to a separate garage with parking. To the rear is a well-tended garden with lawned area, shrub borders and a patio area. This stunning spot is low maintenance. Harringworth is a small village in north east Northamptonshire, three miles from Uppingham, 10 miles from Oakham and 11 miles from Stamford. It lies in the valley of the River Welland close to the border with Rutland and is overlooked by the Harringworth Railway Viaduct. This pretty village provides a strong local community with excellent amenities including the recently reopened public house, horse riding & livery stables, Oh Curio homeware store, Spokes Cafe, Village Hall, and local clubs & classes, etc.

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 EPC Rating: D  
 Council Tax Band: F





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