



7 Stafford Road
Gretton, NN17 3DP



Simpson West

Recently Refurbished Detached Home in a Desirable Village Location

Situated within the highly sought-after village of Gretton, this recently refurbished detached home enjoys a prime position within a peaceful cul-de-sac.

The well-presented accommodation comprises an entrance porch, a spacious living room, and a recently refitted kitchen/dining room featuring a range of integrated appliances. In addition, the garage has been partially converted to provide a useful utility area and a versatile playroom, home office, or hobby room.

To the first floor are three well-proportioned bedrooms and a contemporary refitted family bathroom.

Externally, the property benefits from ample off-road parking to the front, together with a garage. The enclosed rear garden is mature and well established, featuring a paved seating area leading onto a generous lawn, creating an ideal space for outdoor entertaining and family enjoyment.

An early viewing is highly recommended to fully appreciate the property's condition and setting!

£295,000



3



1



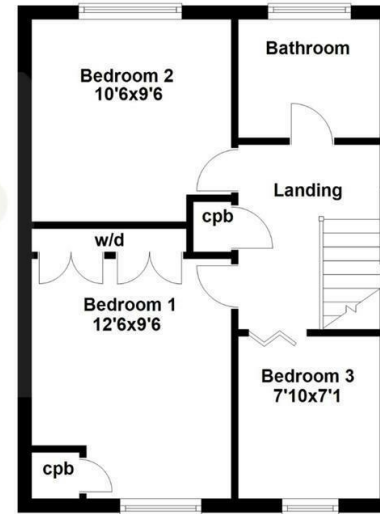
2



Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Current rating: 62 (Yellow arrow pointing to D)
Potential rating: 82 (Green arrow pointing to B)



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