



**11 Arnhill Road, Gretton, Northamptonshire, NN17 3DN**  
**Guide Price £635,000**



Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



**11 Arnhill Road, Gretton, Northamptonshire, NN17 3DN**

**Tenure: Freehold**

**Council Tax Band: G (North Northamptonshire)**



**Chartered Surveyors & Estate Agents**

Substantial detached family home with three well-proportioned reception rooms, four double bedrooms and three bathrooms occupying a splendid elevated position, enjoying magnificent 180 degrees views over the Welland Valley.

Viewing is highly recommended to fully appreciate the quality of accommodation on offer.



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Built of Bradstone beneath a tile roof, the property has been comprehensively refurbished to a demanding specification with an array of improvements by the present owners, which include, among other features, oak doors and skirting boards throughout, superb high-tech kitchen, equipped with exceptional range of appliances, and high quality sanitary ware to WC and bathrooms.

Benefitting from gas-fired central heating and double-glazing throughout, the stylishly appointed and beautifully presented interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, open-plan Breakfast Kitchen, Utility/Boiler Room, Inner Hall, Cloakroom/WC, Study, Family Room, Dining Room, Lounge, Conservatory;

**FIRST FLOOR:** two generously proportioned double Bedrooms, both with en-suite Bathrooms, sharing access to a large Balcony with panoramic rural views, two further double Bedrooms, Family Bathroom.

There is a good size attic store area with light and power connected.

**OUTSIDE** there is a detached Garage, front garden, which rises from road level to the property, is accessed via steps or a zigzag pathway and includes lawns, herbaceous borders, productive fruit trees and a raised, covered seating area and large, private rear garden with hot tub and Office/Studio.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

UPVC replacement double-glazed front entrance door, tiled floor, built-in store cupboard.

##### Open-plan Breakfast Kitchen 7.42m x 4.80m + rear hall area (24'4" x 15'9" + rear hall area)

Stunning room appointed with exceptional range of high quality units featuring extensive quartz work surfaces, ample soft-close base cupboards and drawers, corner walk-in larder, matching central island unit incorporating inset sink and QUOOKER boiling water tap, integrated MIELE induction hob and Teppanyaki hob with downdraft NEFF extractor behind, pop-up electrical sockets, MIELE built-in scales, MIELE warming drawer and breakfast bar for six people, further built-in MIELE appliances comprising induction hob, barbecue, two-ring burner and wok burner with ELICA cooker hood above, two ovens, microwave steam oven, coffee maker, fridge, freezer and wine fridge.

Designer-style radiator, attractive tiled flooring, recessed ceiling spotlights, ceiling cornice, superb open tread staircase with brass spindles leading to first floor, two sets of modern narrow profile folding double-glazed doors opening to the front terrace and providing delightful, open views over the Welland Valley.

##### Utility/Boiler Room

Useful ancillary room housing A-rated gas central heating boiler, large water storage cylinder and fitted wooden worktop with plumbing for washing machine beneath.

##### Inner Hall

Designer-style radiator, tiled floor.

##### Study 2.24m x 2.79m (7'4" x 9'2")

Range of good quality fitted study furniture comprising one double and one single cupboard with adjoining shelving unit and matching desk with drawers beneath. Radiator, ceiling cornice, wall-light point, window to rear overlooking large, privately screened garden.

##### Family Room 4.75m + bay x 3.78m (15'7" + bay x 12'5")

Well-proportioned reception room with two radiators, solid oak flooring, wall-light point and transom French doors opening to private rear garden.

##### Dining Room 6.05m x 3.58m (19'10" x 11'9")

Attractive dining room with radiator, solid oak flooring, wall-light points, ceiling cornice, two windows to side and transom French doors leading to private rear garden.

##### Lounge 6.12m + recess x 4.24m (20'1" + recess x 13'11")

Superb, light and airy room taking in panoramic views across the Welland Valley and featuring cast-iron



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multi-fuel stove set on raised flagstone hearth within fireplace recess, two radiators, solid oak flooring, wall-light points, two porthole windows to side, ceiling cornice, double-glazed door leading to Conservatory and modern narrow profile folding double-glazed doors opening onto a tiled front terrace enjoying delightful countryside views.

### Conservatory

Radiator, tiled floor, picture windows to rear and side, single door opening to exterior.

### Cloakroom/WC

Equipped with contemporary white suite comprising concealed cistern WC with vanity top above and circular basin with feature mixer tap set on a vanity unit with cupboards beneath.

Half-tiled walls, tiled floor, heated towel rail, recessed ceiling spotlights, ceiling cornice, obscure glazed window.

## FIRST FLOOR

### Landing

Ceiling cornice, wall-light points.

### Bedroom One 5.64m + bay + 5.26m + wardrobes (18'6" + bay + 17'3" + wardrobes)

Beautiful, spacious room enjoying outstanding panoramic countryside views and featuring two sets of high quality fitted wardrobes with sliding doors, integral hanger rails and shelves, further walk-in

wardrobe with automatic lighting and radiator, further eaves storage cupboard, two radiators, recessed ceiling spotlights, ceiling cornice and French doors giving access to the balcony.

### En-suite Bathroom 2.92m x 1.73m (9'7" x 5'8")

Good quality white suite comprising large, jacuzzi-style bath with multiple shower heads and glass screens, concealed-cistern WC with vanity top and adjoining cupboards and beautiful vanity unit with inset hand basin, central mirror, glass-fronted cabinet to either side and cupboard and drawer units beneath. Designer-style heated towel rail, partially tiled walls, tiled floor, shaver point, recessed spotlights, ceiling cornice, obscure glazed window to side.

### Balcony

Expands across the width of the property and has steel handrail with glass balustrade and timber decking.

The balcony has lights, water and mains gas connected.

### Bedroom Two 4.27m x 6.05m including en-suite (14'0" x 19'10" including en-suite)

Another excellent double bedroom taking in far-reaching rural views and featuring built-in cupboard, radiator, integral large shower cubicle (with remote on/off), recessed spotlights and French doors opening on to the balcony.

### En-suite Bathroom 2.72m x 1.47m (8'11" x 4'10")

Fitted with good quality white suite comprising jacuzzi-style corner bath with hair wash facility, concealed-cistern WC with vanity top and drawers beneath and inset hand basin with storage beneath.

Designer-style heated towel rail, tiled walls, tiled floor, shaver point, recessed ceiling spotlights, ceiling cornice, obscure glazed window to side.

### Bedroom Three 4.05m + bay x 3.58m (13'3" + bay x 11'8" )

Dual-aspect double bedroom with radiator, exposed beam, ceiling cornice, window to side and window to rear overlooking large, sheltered garden.

### Bedroom Four 4.01m + bay x 3.78m (13'2" + bay x 12'5")

Good size double bedroom with radiator, exposed beam, ceiling cornice and window to rear overlooking privately screened garden.

### Family Bathroom 3.61m x 2.87m (11'10" x 9'5")

Spacious bathroom fitted with corner bath, hand basin, WC and separate shower cubicle. Obscure glazed window to side.

## OUTSIDE

### Detached Garage 5.74m x 4.39m (18'10" x 14'5" )

Electric up and over garage door.

### Front Garden

The garden rises from road level to this elevated



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property and is accessed via steps or a zigzag pathway. The garden includes lawns, productive fruit trees and herbaceous borders.

To the front of the property there is a raised, covered seating area with tiled floor.

### Rear Garden

The rear garden enjoys a high degree of privacy and has been arranged to feature an extensive paved patio area, lawn with central gazebo and borders stocked with an array of shrubs, bushes and plants.

Included in the sale is a HOT SPRING hot tub for six with gazebo above, DUNSTER potting shed and timber chicken run.

### Office/Studio 6.73m x 3.68m (22'1" x 12'1")

Situated within the rear garden and including walk-in cupboard with automatic lighting, two electric panel heaters, separate consumer unit, electric sockets and cables for two ceiling lights.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
Indoor: EE - voice and data likely; Three, O2 - voice

and data limited; Vodafone - voice limited, data - none;

Outdoor: EE, Three, O2, 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.

### 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.

### COUNCIL TAX BAND

Enquiries to North Northamptonshire Council - telephone 0300 126 3000.

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### 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



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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 - 4.00

Bank Holidays 10.00 - 2.00

### 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 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.











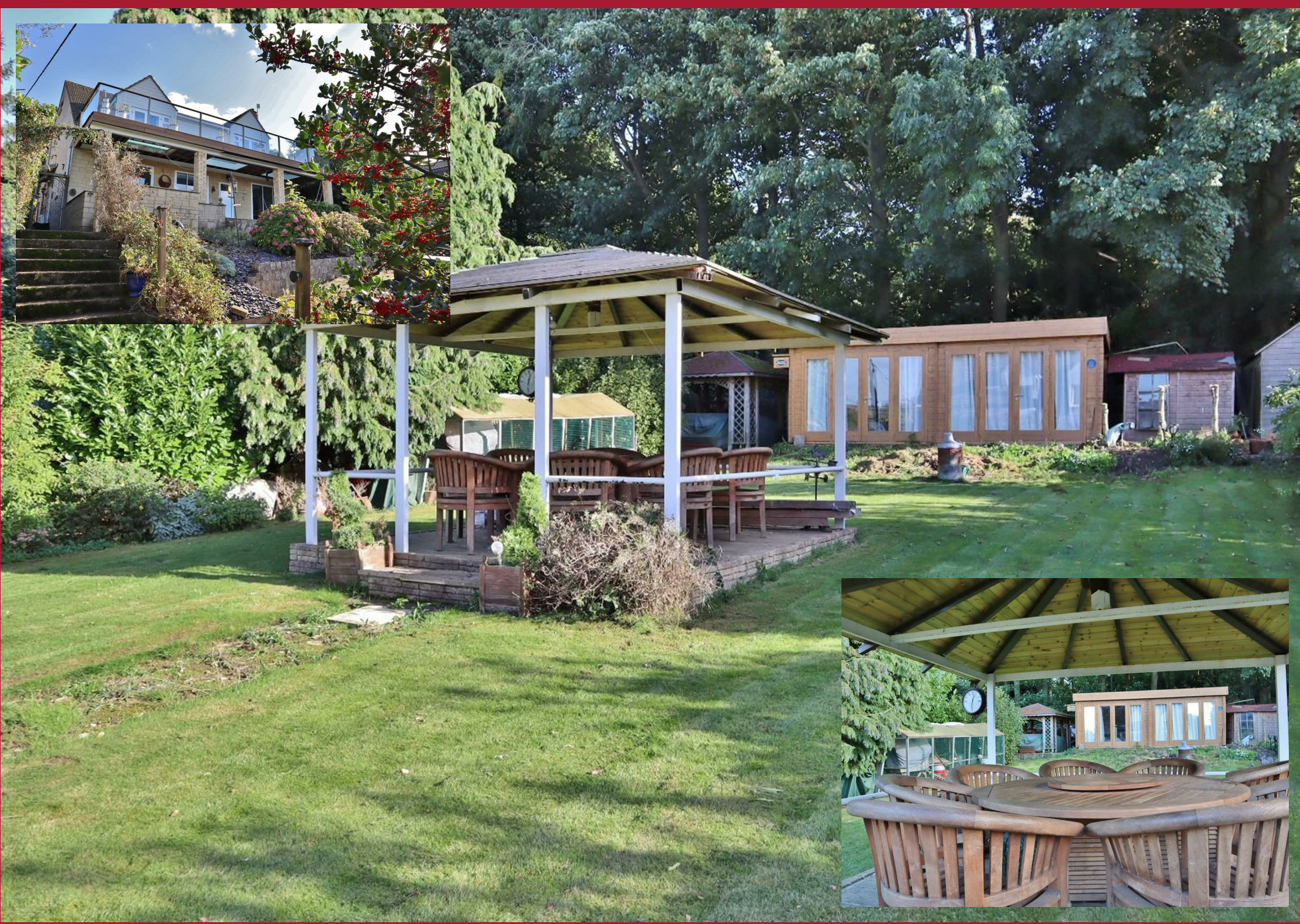




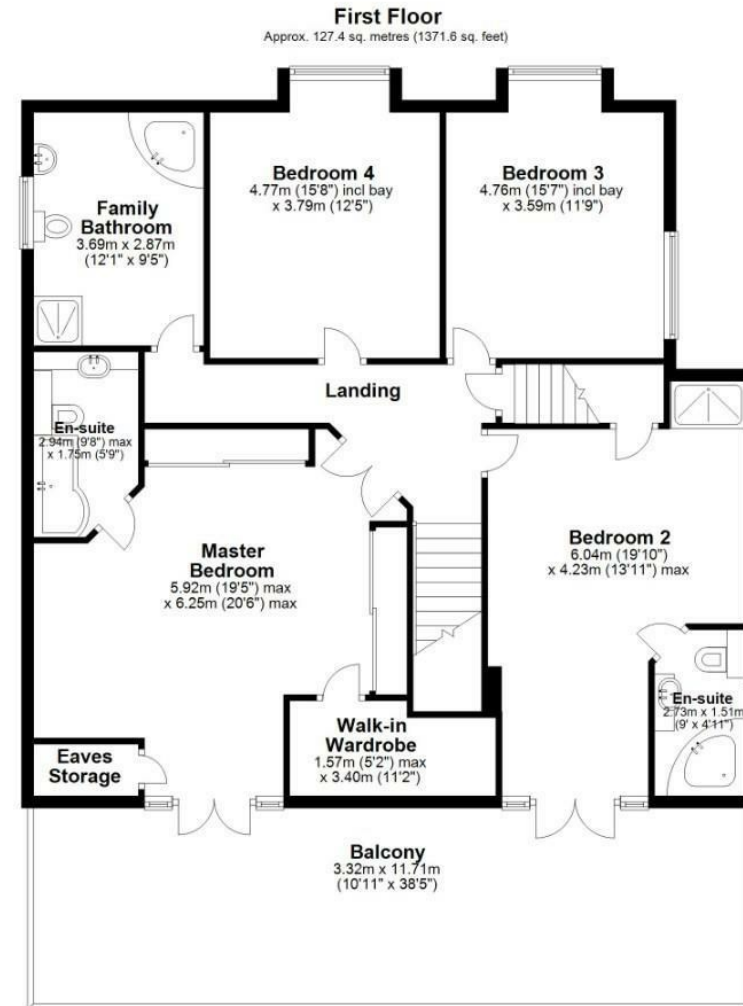
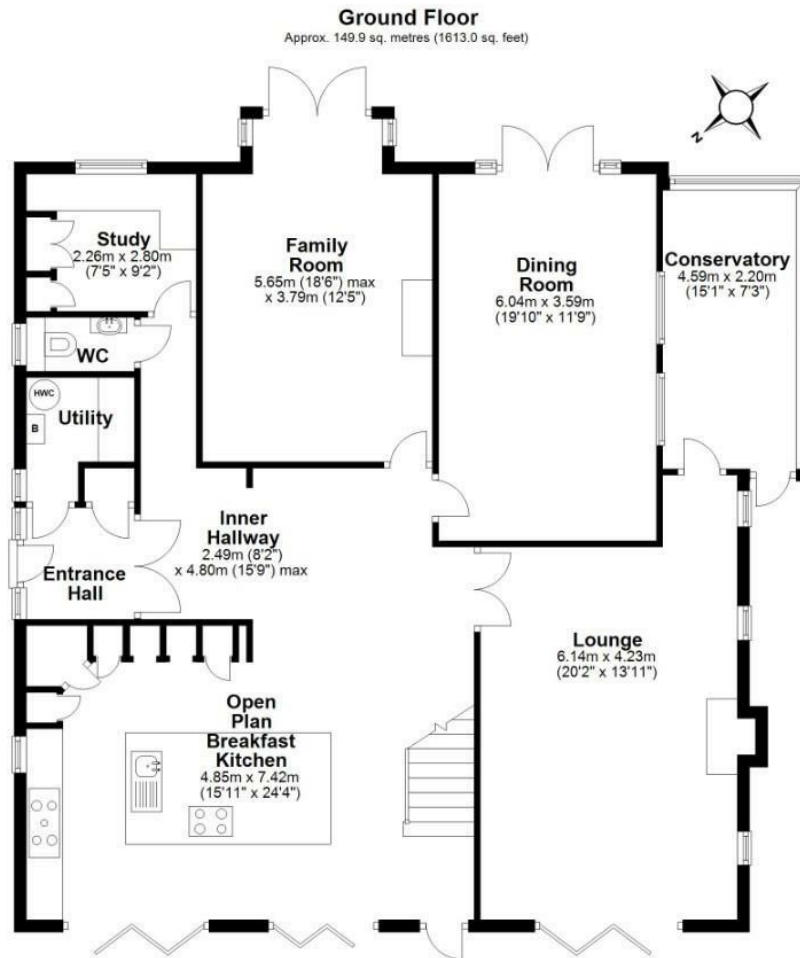












Total area: approx. 277.3 sq. metres (2984.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.



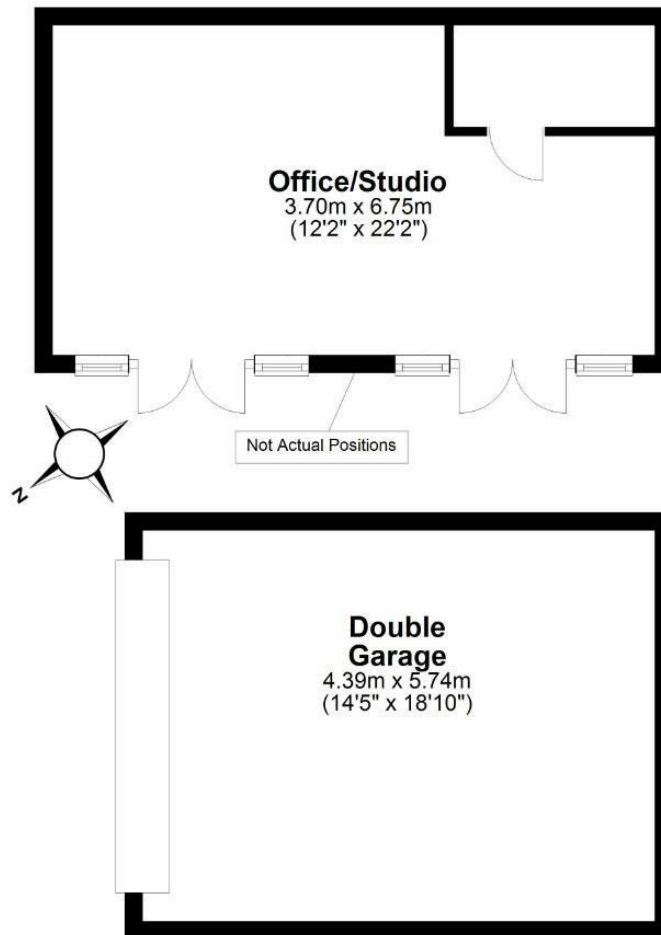
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## Ground Floor

Approx. 50.2 sq. metres (539.8 sq. feet)



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## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>79</b> |
| (55-68) <b>D</b>                            | <b>65</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



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

|                                                     | Current | Potential |
|-----------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO2 emissions |         |           |
| (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>                                     |         |           |
| Not environmentally friendly - higher CO2 emissions |         |           |

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