

14. Harringworth Road
Gretton
NN17 3DD

£700,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

“Exceptional Family Home, On An Impressive Plot!”

With No Onward Chain!

Occupying an enviable position within the sought-after village of Gretton, this unique & stylish detached family home offers impressive space, versatility and exceptional attention to detail.

Having been double-storey extended, comprehensively modernised and thoughtfully reconfigured, the home has a natural flow throughout and is finished to an excellent standard.

Immediately upon entry, the spacious entrance hall sets the tone for the rest of the house. It is flooded with natural light from a striking floor-to-ceiling bay window and leads through to the heart of the home: a superb open-plan kitchen, dining and family space featuring bi-folding doors leading out onto the garden and has underfloor heating.

With bespoke oak cabinetry, a granite-top island and a range of premium integrated appliances. The spacious living room provides a more relaxed setting, with a log burner creating a warm and

inviting focal point to the room.

Furthermore the ground-floor includes a home office, a recently improved utility room/WC and excellent storage options. Internal access through to the integral garage is granted via a side hallway.

An elegant oak staircase rises to a spacious first-floor galleried landing, providing access to four generous double bedrooms. The master bedroom benefits from a beautifully appointed en-suite, featuring a luxurious copper bath beneath a stunning skylight, alongside a walk-in shower – which is a real show-stopper!

Bedroom 2 also benefits from an en-suite, while the impressive family bathroom features twin basins, a bath and walk-in shower.

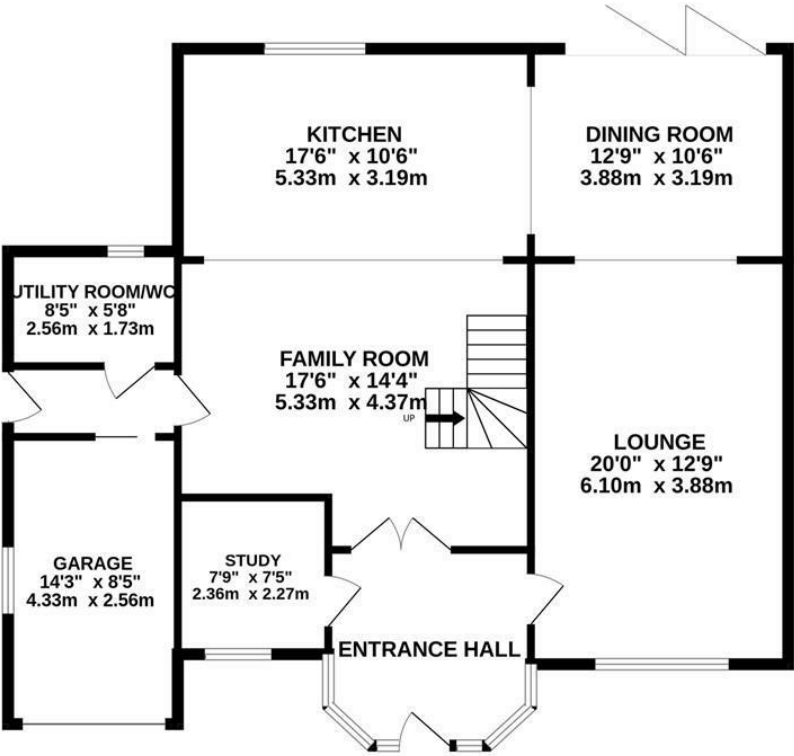
The garden offers a high degree of privacy & is a fantastic space featuring a generous lawn alongside a dedicated outdoor entertaining area. The sweeping driveway provides ample parking for several vehicles and forms an impressive approach to the property.

For further details, get in touch with the team at Oscar James!

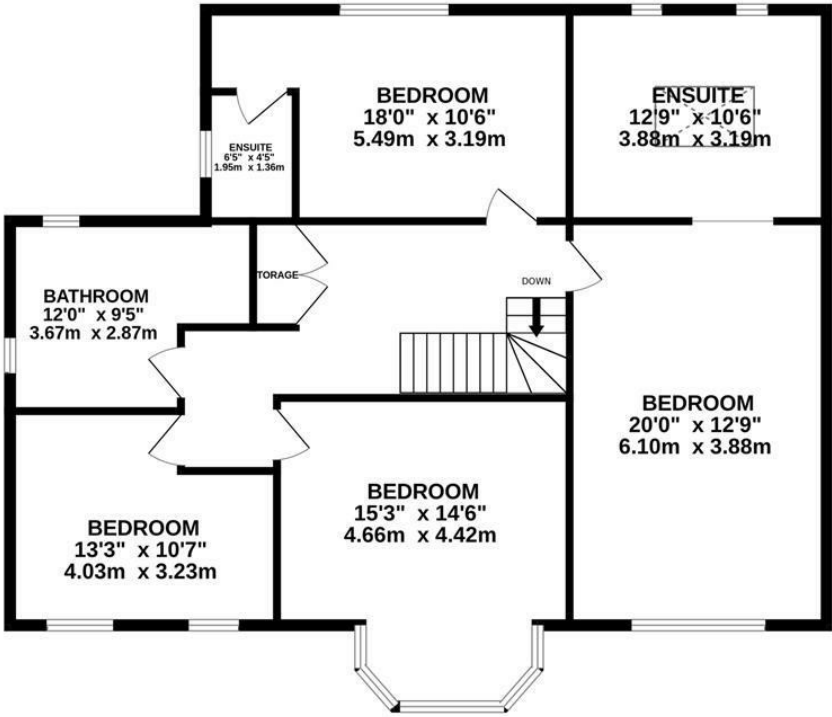
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Floor Plan

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 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...



The lounge is a room filled with natural light, and is complete with a log burner centre-piece



Stunning open plan kitchen-diner-family room with bi-folding doors leading out on to garden



Four sizeable double bedrooms with lovely views to front and rear



Main bathroom & master ensuite feature both bathtub & walk-in showers. Ensuite to bed 2 also.



Great sized gardens to both the front and rear, with lots of privacy



Ample parking provided with the sweeping front driveway, plus integral garage





SELLER'S SECRET

Gretton is a well-connected and highly regarded village, offering a range of local amenities, including a school, shop, coffee shop and traditional pubs, alongside a welcoming community atmosphere.



Why we like it....

Combining contemporary comfort with timeless charm, versatile living spaces and exceptional outdoor entertaining areas, this is a truly special home that perfectly captures modern countryside living.

This property simply must be viewed to fully appreciate the space, size and high specification on offer

To buy or not to buy....

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