



Farm View Cottage
Gretton

FARM VIEW COTTAGE

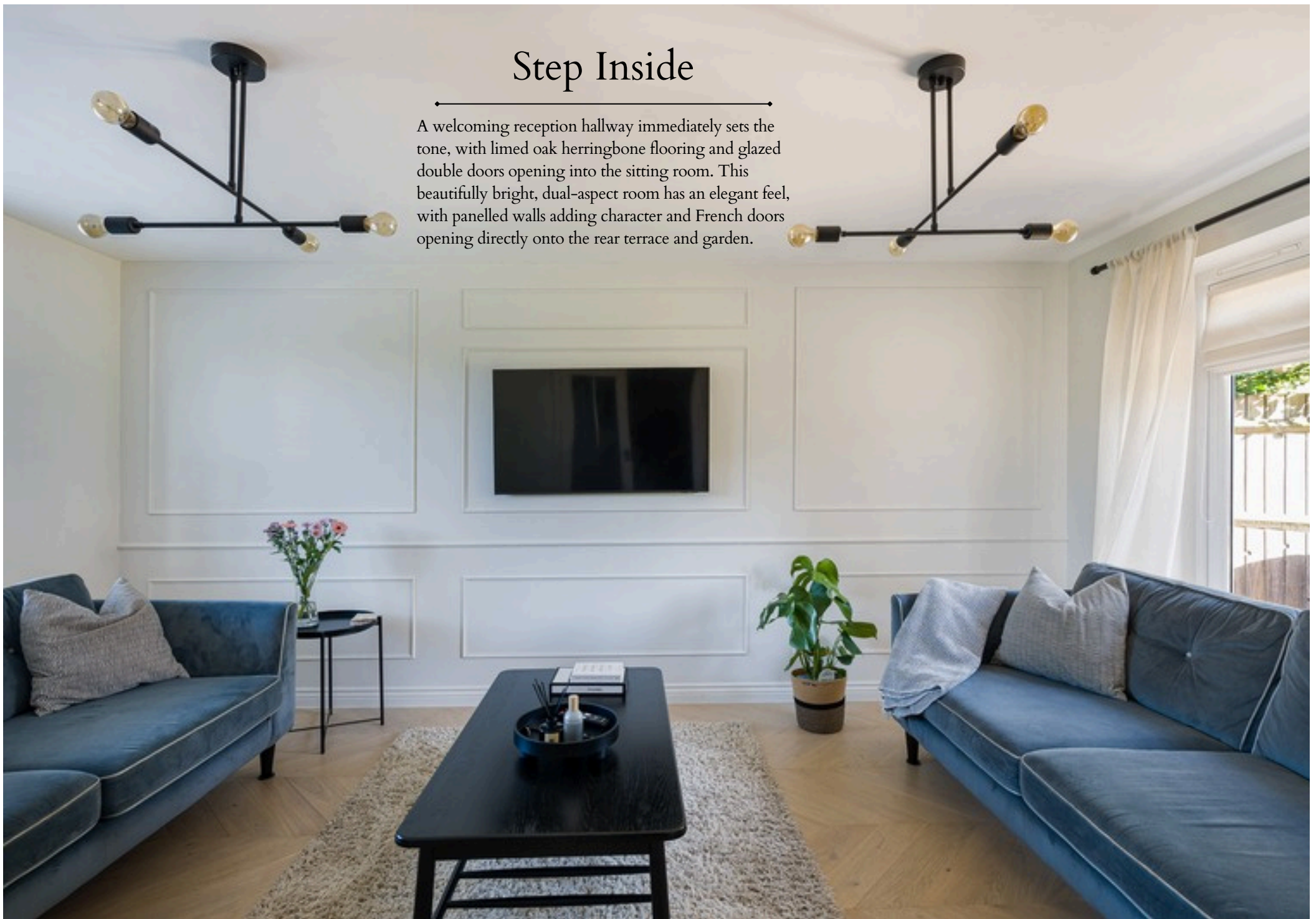
7, Corby Road, Gretton,
NN17 3BN

An immaculate stone-built home with far-reaching views across open farmland. Enjoying a peaceful setting, this beautifully presented property offers generous and well-proportioned accommodation arranged over two floors, together with a lovely enclosed rear garden and plenty of parking.



Step Inside

A welcoming reception hallway immediately sets the tone, with limed oak herringbone flooring and glazed double doors opening into the sitting room. This beautifully bright, dual-aspect room has an elegant feel, with panelled walls adding character and French doors opening directly onto the rear terrace and garden.



The open plan kitchen/dining room is equally impressive, again enjoying a dual aspect and providing a wonderfully sociable space for both everyday family life and entertaining. A contemporary range of wall and floor standing cabinetry provides excellent storage, complemented by sleek quartz work surfaces and a peninsula island with breakfast bar seating. Integrated appliances include a fridge freezer, dishwasher and range cooker with extractor above. The cabinetry continues seamlessly into the adjoining utility room, which has space for white goods, a sink and convenient direct access to outside.





A second reception room provides useful flexibility and is currently arranged as a children's playroom, although it would work equally well as a snug, study or home office. A convenient guest cloakroom with loo and wash hand basin is located just off the hall and completes the ground floor accommodation.



And so to bed.....

On the first floor, the elegant feel continues with a particularly spacious principal bedroom suite. Dual-aspect windows make this a wonderfully light room, with peaceful views extending across the open fields and stylish plantation shutters providing a considered finishing touch.

The refitted en suite shower room is beautifully appointed, with a recessed shower enclosed by a stylish Crittall-style glazed door, together with a loo and vanity wash basin with useful storage beneath.







The guest bedroom is another generous room, decorated in calm, muted tones and featuring partially panelled walls, useful in built wardrobes and similarly peaceful views across the surrounding countryside. It also benefits from its own en suite shower room, fitted with a shower, WC and wash basin.

Bedrooms three and four are both well-proportioned and versatile, with the fourth bedroom currently arranged as a home office. Equally suited as a generous single bedroom, it is a particularly useful and adaptable space. Completing the first floor is the family bathroom offering a panelled bath, loo and pedestal wash basin.





Outside, the property is approached through a low stone wall with attractive terracotta pier detailing and an iron hand gate. To the rear, the enclosed garden has been thoughtfully arranged with a good-sized lawn and several seating areas, creating a lovely setting for outdoor dining and relaxing. A driveway provides generous private parking and is enclosed by timber gates.

In summary, this is a beautifully maintained, turnkey home combining generous accommodation, elegant interiors and a peaceful countryside outlook, whilst offering the flexibility and practicality so well suited to modern family life.

Local Amenities

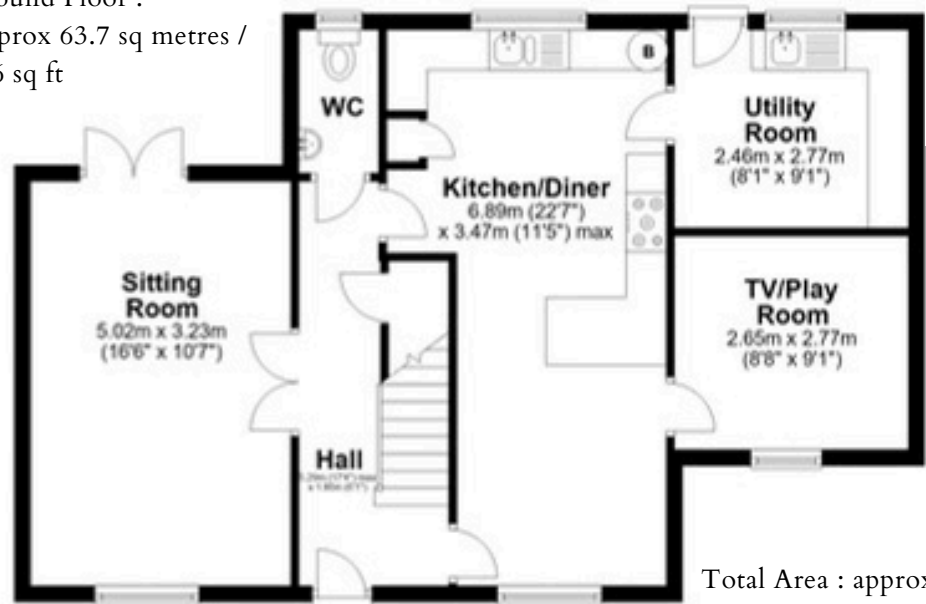
Gretton is a charming village situated within the beautiful Welland Valley, offering plenty of stunning walk's moments from the door step.

The village offers a fantastic range of amenities including a coffee shop, village hall, an excellent primary school, two churches and two public houses. There are plenty of sporting facilities including tennis courts, cricket pitches and a sports/social club. Uppingham is only 5 miles away and offers a wider range of amenities, as do Oakham and Stamford which also offer a mixture of State & Private schooling. Gretton is ideally situated for easy access to the A14 & A47 while local trains from Corby (4 miles) provide regular access to London St Pancras, taking approximately 50 minutes.



Ground Floor :

approx 63.7 sq metres /
686 sq ft



Total Area : approx 128.6 sq metres / 1384.50 sq ft

First Floor :

approx 64.9 sq metres /
698.5 sq ft



Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Finer Details

Local Authority: North Northamptonshire County Council

Council Tax Band: D

Tenure: Freehold

Possession: Vacant upon completion

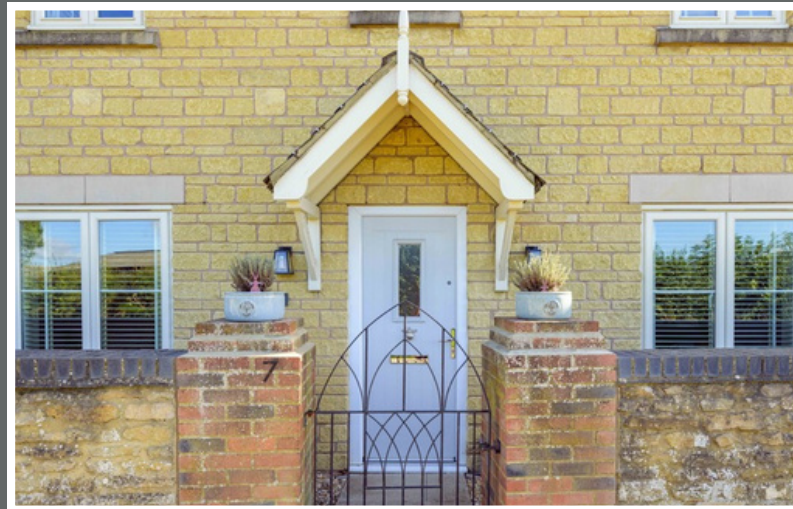
EPC Rating: 79 | C

EPC Rating Potential: 88 | B

Services: Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.





01780 758 090
stamford@digbyandfinch.com
8 St Mary's Hill, Stamford, PE9 2DP

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