



19 Arnhill Road
Gretton, NN17 3DN



Simpson West

Tucked away at the end of a peaceful lane in the highly sought-after village of Gretton, Simpson West are delighted to present this beautifully renovated three-bedroom semi-detached cottage to the market. Occupying a generous tiered plot, the property enjoys stunning views across the picturesque Welland Valley.

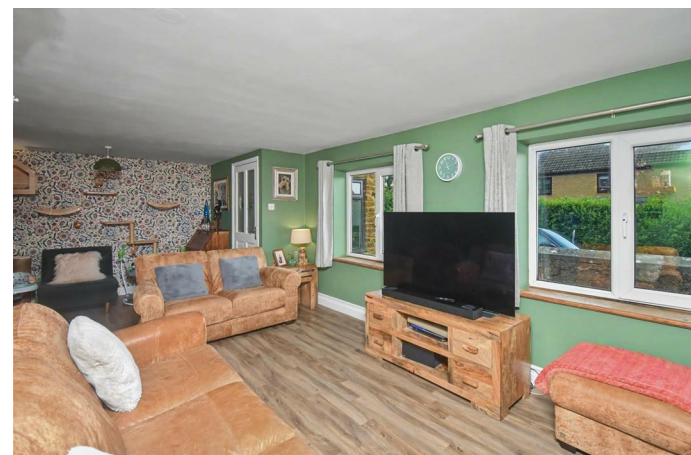
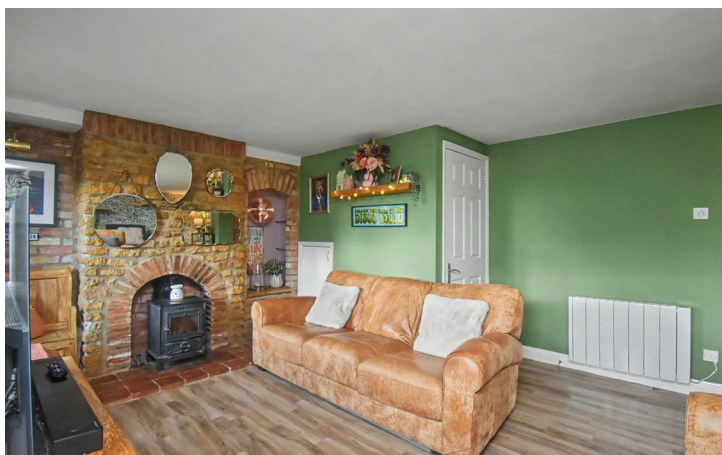
Immaculately presented throughout, this charming home has been thoughtfully updated to create a characterful residence that is truly ready to move straight into. The ground floor accommodation comprises an inviting entrance hall, a cosy lounge featuring a striking fireplace with a wood-burning stove, a bright conservatory, a convenient downstairs WC, a utility room, and a spacious open-plan kitchen/dining area ideal for both everyday living and entertaining.

To the first floor, there are three well proportioned bedrooms, all served by a stylish family bathroom, while the principal bedroom benefits from fitted wardrobes providing excellent storage.

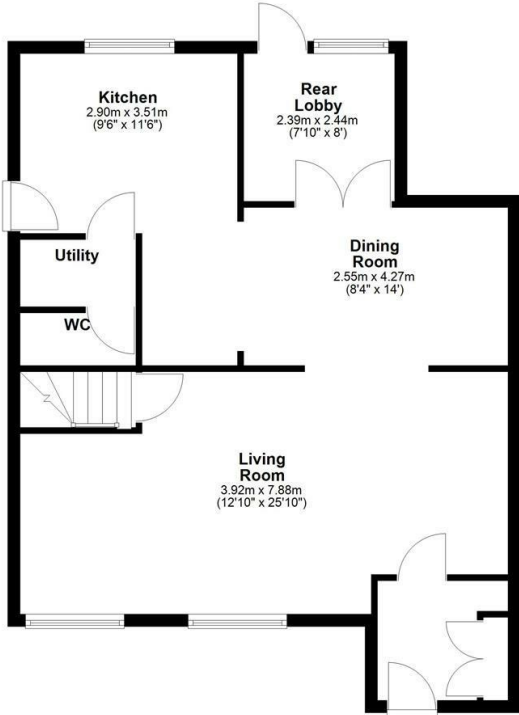
Outside, the property continues to impress with its mature landscaped gardens, attractive tiered patio areas perfect for outdoor dining and relaxation, off-road parking for two vehicles, and a detached single garage.

Combining period charm with modern convenience in an idyllic village setting, this exceptional home offers a rare opportunity to enjoy countryside living with breathtaking valley views.

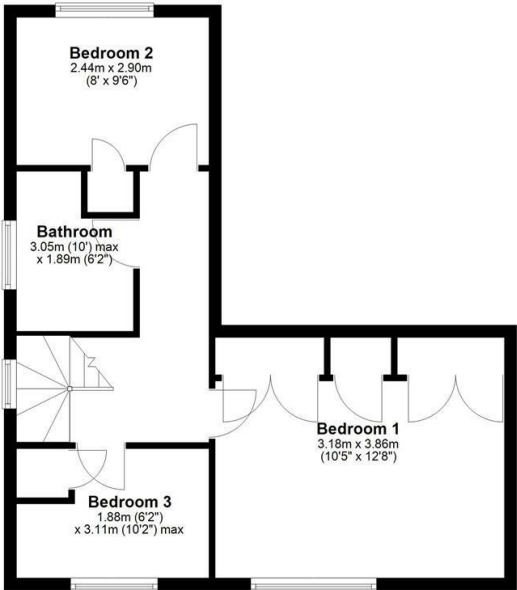
£325,000



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH