



11A Maltings Road

Gretton, NN17 3BZ



Simpson West

Situated within a well-established residential area of the highly sought-after village of Gretton, this rarely available detached home is offered to the market with no onward chain, and presents an exciting opportunity for buyers looking to create a home tailored to their own tastes.

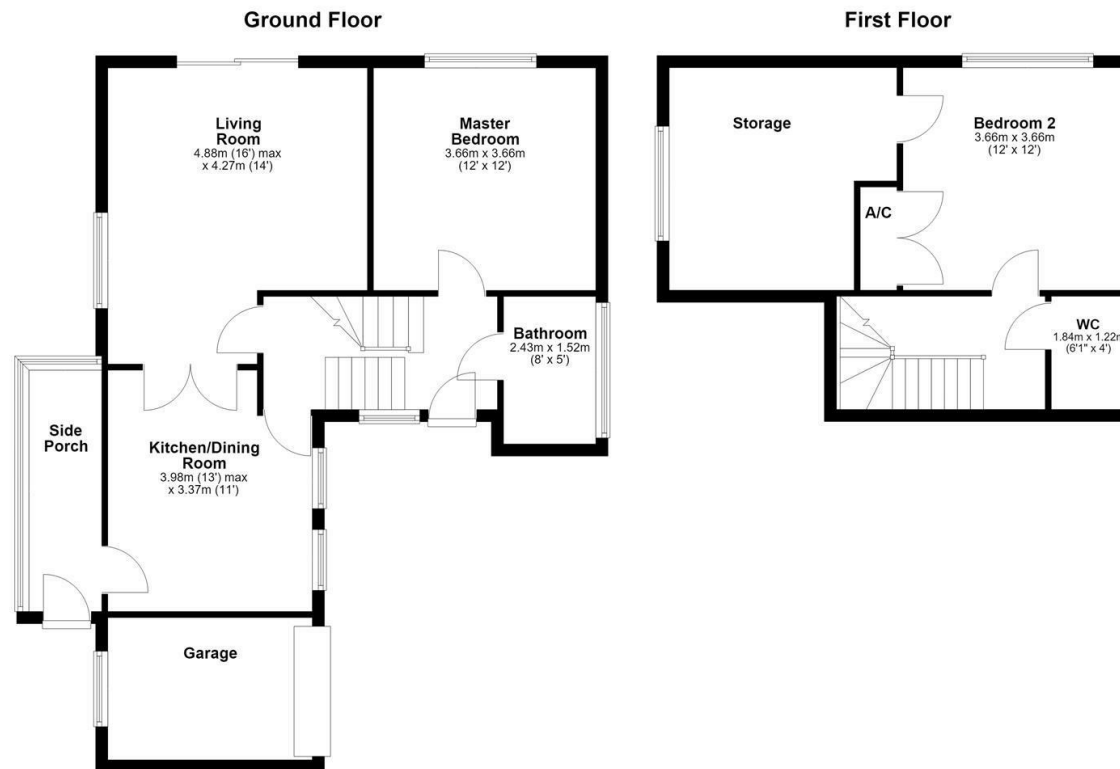
Requiring a programme of modernisation, the property offers spacious and versatile accommodation with excellent potential. The ground floor comprises a welcoming entrance hall, a generous principal bedroom and a family bathroom, with stairs leading to the first-floor living accommodation. Here, a bright and spacious 16' x 14' living room is complemented by a well-proportioned kitchen/dining room, together with a useful side porch. The upper floor also provides a second double bedroom, benefiting from access to a versatile loft room, ideal for a hobby space or additional storage, there is also a convenient cloakroom/WC.

Externally, the property is approached via a shared driveway providing off-road parking for two vehicles and access to the garage. To the rear, there is a generous garden which is predominantly laid to lawn, offering a high degree of privacy and an excellent space for outdoor enjoyment.

Offering a rare combination of location, potential and individuality, this unique detached home presents an exceptional opportunity for buyers seeking a property they can modernise and make their own. Early internal viewing is highly recommended to fully appreciate everything this home has to offer.

£289,950





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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