



**HENDERSON
CONNELLAN**
ESTATE AGENTS

70 Hunts Field Drive Gretton, NN17 3GD

£280,000

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"Village Living"

Occupying a delightful position within a sought-after enclave on the edge of Gretton, neighbouring the village cricket and recreation ground, this modern semi-detached home combines a peaceful setting with practical family living. The well-presented accommodation comprises an entrance hall, guest WC, fitted kitchen and spacious living/ dining room to the ground floor. Upstairs are three well-proportioned bedrooms, with en-suite shower room to the main bedroom, together with a modern family bathroom. Outside, the property enjoys a well-maintained rear garden, while a driveway provides off-road parking for two vehicles. Situated just a short walk from the heart of Gretton and its excellent village amenities, this is an ideal home for families, professionals or those seeking a quieter pace of life.

Description:

This smart modern semi-detached property is well positioned within Gretton Village and is being offered for sale with NO CHAIN. The well presented accommodation comprises an airy reception hall with stairs rising to the first floor landing and there is a guest WC situated off the hall. The kitchen/breakfast room is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in fan assisted oven, gas hob with extractor hood. There is space and plumbing for a washing machine, dishwasher and a fridge/freezer. The lounge/ diner is rear facing with French doors opening onto the rear garden. From the first floor landing there is a family bathroom including a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. There are three bedrooms with the main bedroom benefitting from a shower room en-suite which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. The property is being offered with a well maintained and presented interior including some brand new carpets and a freshly decorated interior.

Outside:

The frontage is block paved, offering low maintenance and an extra car parking space in addition to the driveway which provides parking and access to the single garage. Side gated access leads to the enclosed SOUTH FACING rear garden which is mainly laid to lawn with a paved patio area and useful side area between the house and the garage which provides storage.

Room Measurements:

Living/Dining Room - 4.88m x 4.22m (16'0" x 13'10") max

Kitchen/Breakfast Room - 3.4m x 2.74m (11'2" x 9'0")

Bedroom One - 3.17m x 4.42m (10'5" x 14'6") max

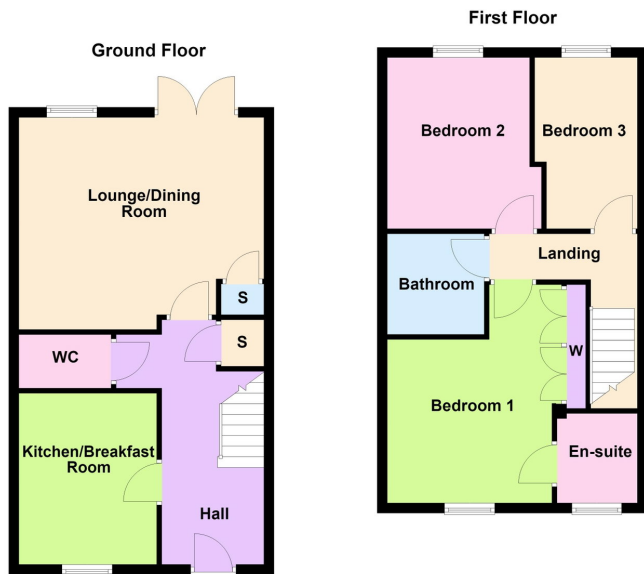
En-suite - 1.73m x 1.6m (5'8" x 5'3")

Bedroom Two - 3.4m x 2.87m (11'2" x 9'5")

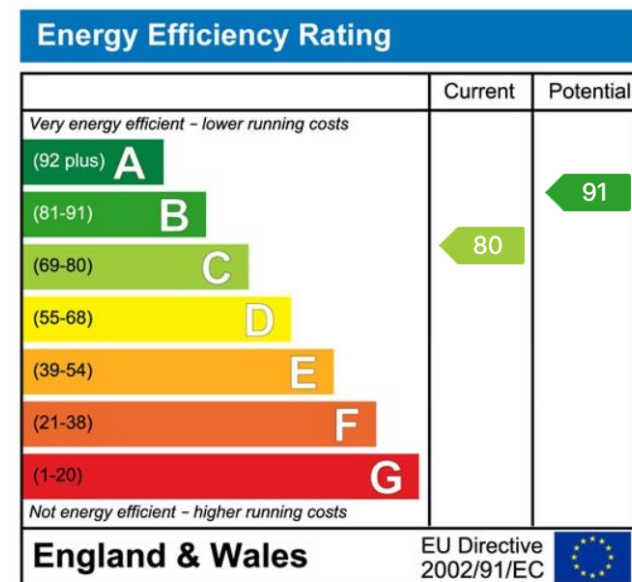
Bedroom Three - 3.4m x 1.93m (11'2" x 6'4")

Bathroom - 1.93m x 2.01m (6'4" x 6'7")





- Attractive Semi Detached House
- Three Bedrooms
- Freshly Decorated Interior
- Neighbours Cricket/ Recreation Ground
- Desirable Village Location
- Off Road Parking for Two Cars
- South Facing Rear Garden
- Well Presented interior - Brand New Carpets
- No Chain
- Good Local Village Amenities



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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