

4 Kirby Road  
Gretton  
Northamptonshire  
NN17 3DB

£450,000

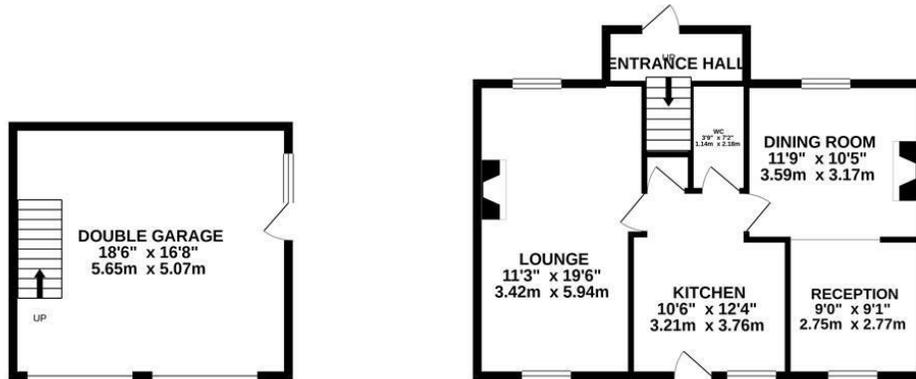


OSCAR JAMES

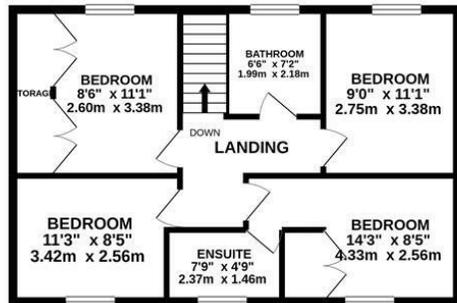
...expect excellence

# FLOOR PLANS

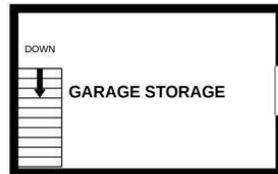
GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



2ND FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA: 1691 sq.ft. (157.1 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.

Made with Metropix ©2021



## AT A GLANCE...



Dual aspect full length lounge



Kitchen with access out onto rear garden



Four bedrooms



En-suite shower room & Family bathroom



Beautiful rear garden



Large driveway & double garage



## WHAT'S GREAT?

Occupying an enviable plot in the heart of the highly sought-after village of Gretton, this quintessential residence boasts a wealth of character and charm. Aside from the countless features, this home has a versatile layout with three reception rooms, a kitchen, four bedrooms, an En-suite shower room to the master bedroom and a separate family bathroom. There is also a sizeable rear garden and a double garage.

With exposed stonework, the porch leads to the spacious kitchen, which has a rear door opening out onto the garden. The lounge offers an array of wonderful features, including exposed timber, and a brick built fire place with a wood burning stove which is a great center piece of the room. There is also access to a separate dining room, and additional reception room which again, offers great features like the exposed stone walls, timber, and a stone built open fire place. The downstairs also offers a WC.

To the first floor, the notably large master bedroom which is a great space and also offers an en-suite shower room. All bedrooms are spacious rooms, with two offering built in

wardrobes. There is also a three piece family bathroom.

The garden is a great size, and is a truly stunning feature of this village home. There is also access from the garden to a side door into the double garage which is located behind the property. The double garage is a great addition of the property and also offers plenty of additional loft storage. There is a double driveway located to the front of the garage.

Gretton village offers a fantastic school, shops and a great pub. It is also located close to some beautiful market towns with Stamford not too far away. This property really gives a great village feel, but is also close to local amenities.

The property really needs to be seen to be appreciated, please get in touch with Oscar James to arrange your viewing.

...expect excellence



# SELLER'S SECRET



*Why we like it....*

*To buy or not to buy....*

---

---

---

---

---

## OSCAR JAMES

13 New Post Office Square | Corby | NN17  
1PB  
01536 400900  
[www.oscar-james.com](http://www.oscar-james.com)