



WOOTTON FORGE
GRETTON, CORBY

JAMES
SELICKS



“... FOUR-BEDROOM DETACHED HOME ...”

An impressive and versatile four-bedroom detached home offering extensive living space, a large private plot, and excellent flexibility for modern family life in the popular village of Gretton.

Open Plan Dining Kitchen • Three Reception Rooms • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Double Garage, Gated Driveway • Home Office • West Facing Garden on 0.25 Acre Plot • Village Location • EPC - TBC

Ground Floor

The property is entered via a spacious entrance hall giving access to all principal ground floor accommodation. At its heart is an open-plan dining kitchen fitted with a range of shaker-style units, integrated appliances, and space for a range-style cooker. A central island with breakfast bar and ample room for dining furniture make this a superb social hub, with French doors opening directly onto the rear patio and garden. A separate utility room provides additional storage, plumbing for white goods, and external side access.

The ground floor further benefits from three reception rooms. The main living room spans the depth of the property, featuring a front window, rear French doors, and double doors leading into a bright conservatory with further access to the garden. The third reception room sits to the front and offers an ideal snug, home office or playroom. A downstairs cloakroom completes the ground floor.



First Floor

To the first floor, a light and airy landing leads to four generous double bedrooms, three of which include built-in wardrobes. The principal bedroom enjoys the added benefit of an en-suite shower room. A family bathroom serves the remaining bedrooms, comprising bath, separate shower, wash hand basin, WC and heated towel rail.

Outside

Externally, the property occupies a substantial plot of just over a quarter of an acre, wrapping around the home. To the front is a gated block-paved driveway providing ample off-road parking and access to a detached double garage with electric doors.

The rear garden enjoys a desirable west-facing aspect, predominantly laid to lawn with multiple seating areas, mature planting, and excellent privacy. A timber-built home office offers a valuable additional workspace.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

North Northamptonshire Council – Tax Band F

“... A SUBSTANTIAL PLOT OF JUST
OVER A QUARTER OF AN ACRE ...”



Location

The characterful village of Gretton is situated within the beautiful Welland Valley amidst pastoral countryside with far reaching views. It offers a range of amenities including coffee shop, village hall, an excellent primary school, two churches and public houses. Sporting facilities offered to the village include tennis courts, cricket pitches and sport/social clubs. A wider range of amenities are available within the towns of Uppingham, 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 (4.5miles) provide regular access to London St Pancras, taking approximately 80 minutes.

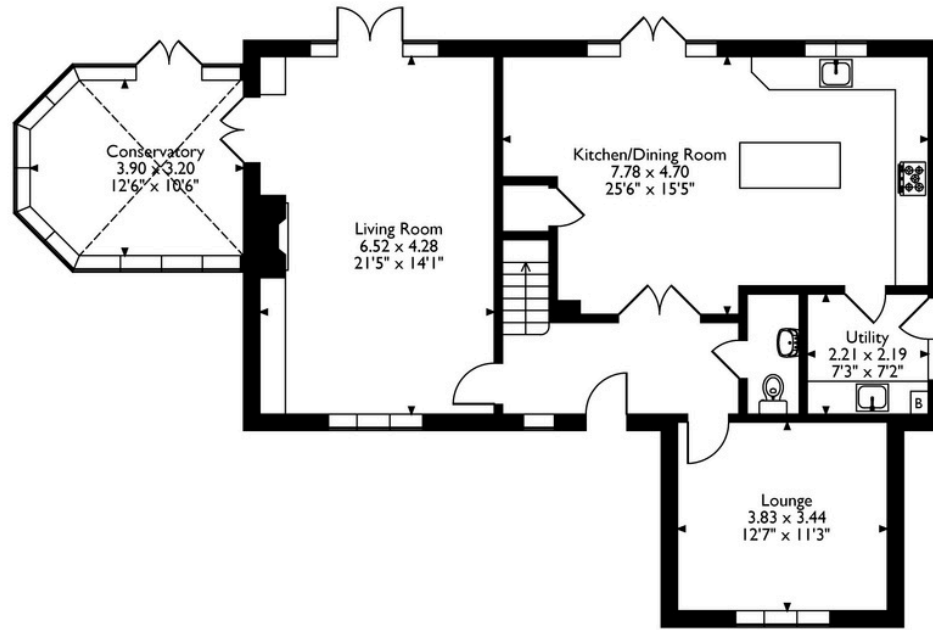
Tenure

Freehold

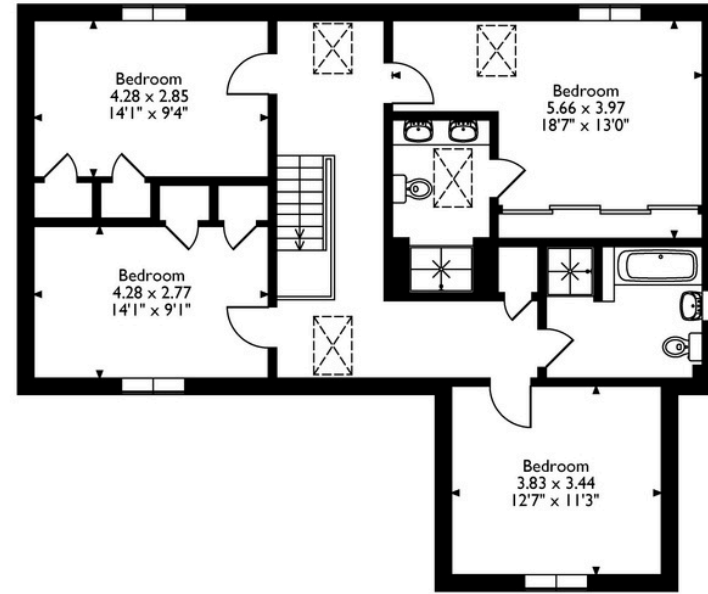




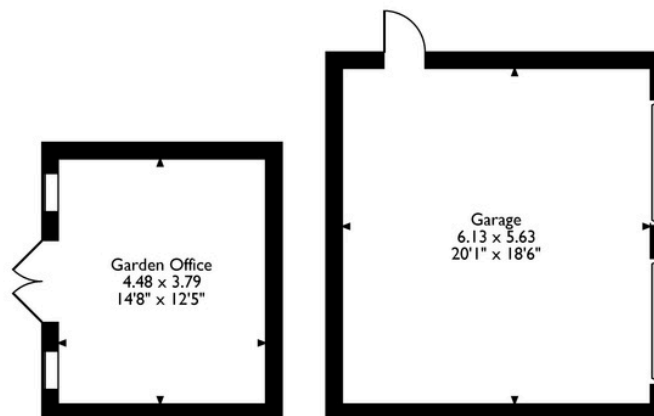
5 Wootton Forge, Gretton, Corby, Northamptonshire NN17 3EY
House Total Approx. Gross Internal Floor Area incl. Garage = 2702 ft² / 251 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor





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IMAGE

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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