



High Street, Gretton NN17 3DF

- Two bedrooms
- Village loaction
- Wood burner and gas central heated
- Enclosed West aspect rear garden

PRICE
£825

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE **** Full of character - Two bedroom stone end terrace Cottage with enclosed West aspect rear garden. Gas central heated and new floor coverings throughout. Entrance opening into Lounge/sitting room with Wood burner. Re-fitted Farmhouse style Kitchen and Utility/Sun lounge area leading to re-fitted four piece Bath & Shower room. Landing to two bedroom. Enclosed and low maintenance rear garden. Sought after village. See 'Video Tour Link for Pre-launch walk through tour.

Approx floor area 57 sq.m (614 sq.ft)

Gretton is a village and civil parish in the Corby district, in the English midlands county of Northamptonshire. It is in Rockingham Forest and overlooks the valley of the River Welland and the neighbouring county of Rutland.

ENTRANCE

Via panelled door opening to Lounge/Sitting Room

LOUNGE/SITTING ROOM

10'11" x 11'11" (3.33m x 3.64m)
Having sash style window to front, double panelled radiator, laminated wood block style flooring, glazed and timber door to Kitchen and cast iron wood burner

KITCHEN

10'0" x 10'7" max narrowing to 7'8" min (3.07m x 3.25m max narrowing to 2.36m min)
L-shaped refitted farm house style kitchen with high and base level cupboard units, drawer space and solid wood work tops having surrounds, belfast sink with mixer tap, built in oven and electric hob with extractor over

INNER LOBBY

Having stair case raising to first floor landing and timber door to Sun Room/Utility

SUN ROOM/UTILITY

11'8" x 4'4" min (3.57m x 1.34m min)
Having sliding double glazed patio doors offering outlook and access to rear garden, appliance space to including plumbing for automatic washing machine and work top, ceiling spot lights and radiator and laminated wood block style flooring, door to Bath/Shower Room

BATH/SHOWER ROOM

Refitted four piece suite comprising close coupled Wc and shower cubicle, pedestal wash hand basin and panelled bath, all of which having tiled surrounds, opaque window to rear, quarry tiled floor, built in boiler cupboard

LANDING

Having panelled doors to Two Beedrooms

BEDROOM ONE

11'1" x 12'5" min (3.38m x 3.79m min)
Good size double bedroom with window to front and double panelled radiator, loft hatch

BEDROOM TWO

10'2" x 7'1" (3.12m x 2.17m)
Single bedroom with window to rear and single panelled radiator , door to overstairs cupboard

OUTSIDE

The property includes garden to rear which is mostly gravelled and paved for low maintenance, wall and fence surrounds, with a east aspect



call to view 01536 418100

