



Southfield Road, Gretton, Corby

# £415,000

Stuart Charles are delighted to offer FOR SALE this FOUR bedroom detached family home located in the beautiful village of Gretton. Situated a short walk away from the primary school, countryside walks and the village hall an early viewing is recommended to avoid missing out on this rarely available home. Having been fully modernised by the current owners the accomodation comprises to the ground floor of a porch, an entrance hall, bay fronted lounge, utility room, dining room, ground floor bedroom with en-suite and a large open plan kitchen/diner/family room. To the first floor are three bedrooms and a three piece family bathroom. Outside to the front a laid lawn leads to a large driveway that provides off road parking for multiple vehicles. To the rear a large patio area leads onto a laid lawn while the garden is enclosed by timber fencing to all sides. Call now to view.

- FULLY MODERNISED
- BAY FRONTED LOUNGE
- GROUND FLOOR BEDROOM WITH EN-SUITE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO VILLAGE HALL AND GRETTON PRIMARY SCHOOL
- EXTENDED TO THE REAR
- OPEN PLAN SNUG LEADING TO KITCHEN/DINER
- THREE BEDROOMS AND FAMILY BATHROOM
- UNDERFLOOR HEATING IN KITCHEN/DINER
- A TEN MINUTE DRIVE TO CORBY OR MARKET HARBOROUGH TRAIN STATIONS

## Porch

Entered via a double glazed door, door to:

## Entrance Hall

Double glazed window to side elevation, radiator, stairs rising to first floor landing, doors to:

## Lounge

Double glazed Bay window to front elevation, radiator, Tv point, telephone point, tiled fireplace.

## Utility Room

Fitted with base level units with a single sink, space for automatic washing machine, space for fridge/freezer, space for tumble dryer, under stairs pantry, wall mounted boiler, door to rear hall, double glazed window to side elevation.

## Snug

Radiator, double glazed window to side elevation, archway to:







### **Kitchen/Diner**

Fitted to comprise a range of base and eye level units with a steel sink, space for free standing range cooker, double glazed roof lantern, double glazed French door, double glazed window to side elevation, radiator, underfloor heating, ceiling spotlights.

### **Side Hall**

Double door to side elevation, door to utility room, door to:

### **Bedroom Four**

Double glazed window to side elevation, radiator, door to:





### En-Suite

Fitted to comprise a three piece suite consisting of a mains feed shower, low level wash hand basin, low level pedestal, glazed window to rear elevation.

### First Floor Landing

Stairs rising from ground floor, loft access, double glazed window to side elevation, doors to:

### Bedroom One

Double glazed window to front elevation, radiator.

### Bedroom Two

Double glazed window to rear elevation, radiator.

### Bedroom Three

Double glazed window to front elevation, radiator.





## Bathroom

Fitted to comprise a three piece suite consisting of a panel bath with shower over, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

## Outside

Front: A laid lawn leads to a large driveway which provides off road parking for multiple vehicles while being enclosed by a low level wall and timber fencing to all sides.

Rear: A patio area leads onto a laid lawn with a large timber shed, side access and being enclosed by timber fencing to all sides.





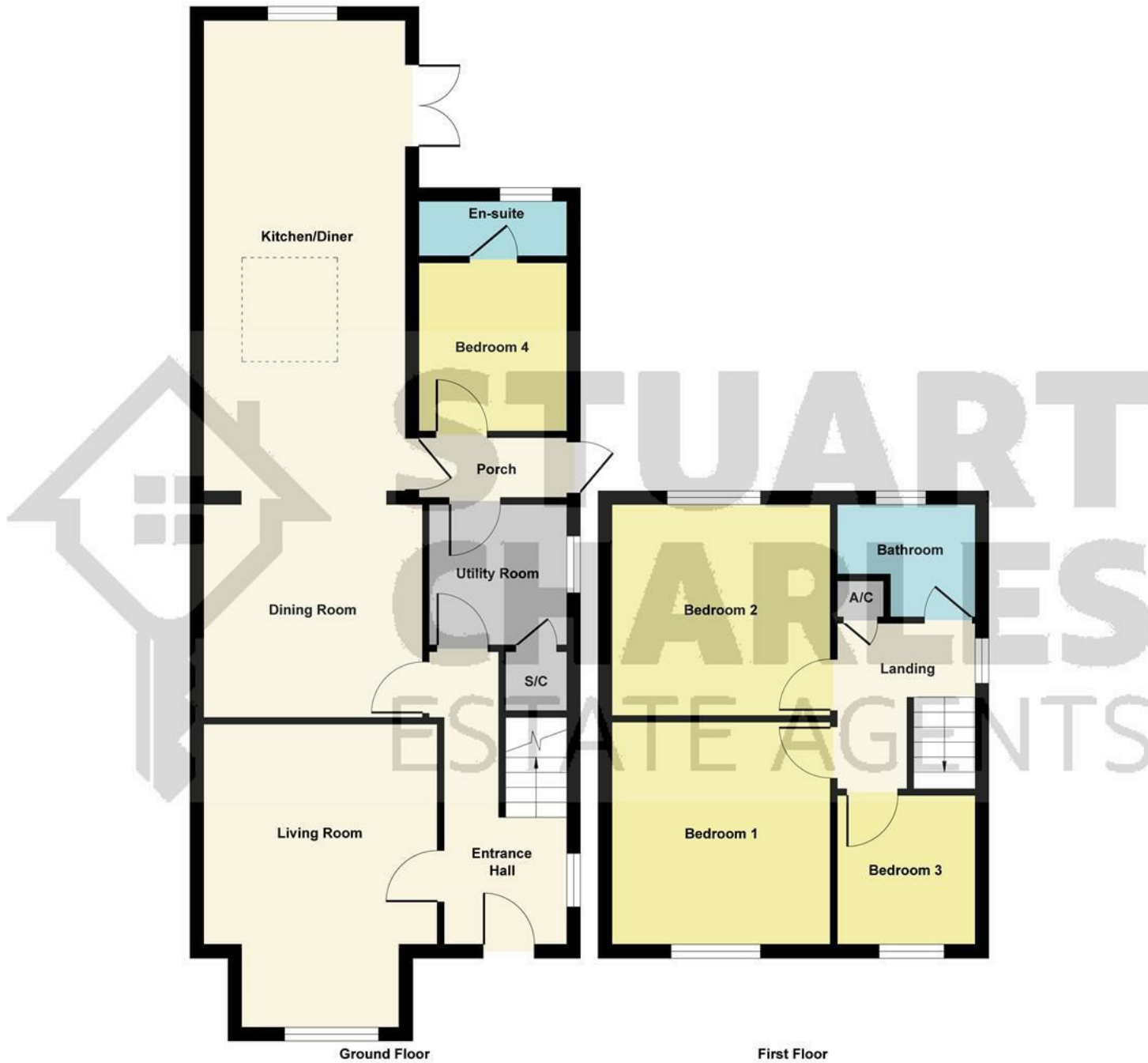


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	