



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Southfields Road, Gretton, Northamptonshire

£280,000

3 1 2



"Starting Afresh"

This attractive semi detached property is situated on the edge of Southfields Road which neighbours onto countryside. The property is being offered for sale with NO CHAIN and has been updated with a freshly decorated interior including brand new carpets. The well proportioned accommodation comprises entrance hall, guest WC, living/dining room, additional lounge and a fitted kitchen. Upstairs there are three double sized bedrooms and a family bathroom. Outside there is a gravelled driveway and an enclosed well maintained rear garden.

Full Description

Gretton is a well regarded village location which offers a bustling community, there is a primary school, village hall and a cricket club. This stylish semi detached property is being offered for sale with NO CHAIN and is situated on the edge of the village. The accommodation includes an airy hall with a Kardeane floor, stairs rise to the first floor landing and there is a guest WC. The living/dining room features sliding patio doors which leads to the rear garden. There is an attractive feature fire place with a gas living flame fire inset. The garage has been converted into extra accommodation which could be used as a lounge, home office, gym or a play room. The kitchen is fitted with a range of eye and base level units with roll top work surfaces incorporating a single drainer sink with mixer tap, newly tiled ceramic wall surrounds. There is a built in electric oven, gas hob and extractor hood, space and plumbing for a washing machine and dishwasher, integrated fridge/freezer. A UPVC double glazed door leads onto the rear garden. From the first floor landing there is a family bathroom which is fitted with a white three piece suite to include a panel enclosed bath with a central filler tap and an electric shower with screen, close coupled WC and a pedestal wash hand basin with ceramic tiled wall surrounds. There are three double sized bedrooms all of which provide either storage or built in wardrobes.

Outside

The plot is well maintained offering a gravelled driveway for three cars to the front while the rear garden is fully enclosed by timber panel fencing and wraps around to the side elevation. The garden is mainly laid to lawn with flowering/shrub borders, there is a paved patio seating area and two useful timber sheds with the larger having electricity connected.

Semi Detached House

Situated On the Edge of the Village

Ideal for Countryside Walks

Parking for Three Cars

Freshly Decorated and Well Presented

New Carpets / Electrical Rewire in 2024

Wrap Around Rear Garden

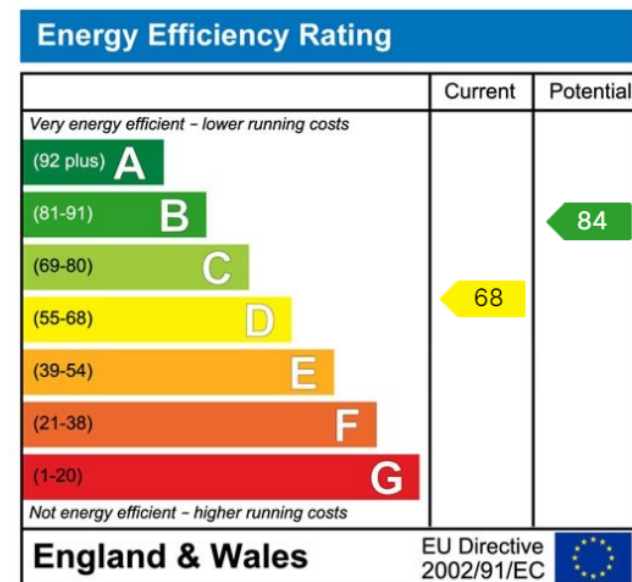
Converted Garage

Three Double Bedrooms





- Living/dining room - 21'5" x 12'2" max
- Kitchen - 11'9" x 9'5"
- Bedroom 1 - 12'11" x 10'4"
- Bedroom 2 - 12'10" x 7'11"
- Bedroom 3 - 10'4" x 9'4"
- Bathroom - 7'11" x 7'4"
- Lounge - 14'5" x 8'



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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