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HIGH STREET

GRETTON

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## “... A GRADE II LISTED, THREE-BEDROOM HOME WITH AN ABUNDANCE OF PERIOD FEATURES...”

**Built in 1699, this unique three-bedroom, Grade II listed home occupies a prominent position in the village. It has been modernised throughout whilst retaining original period features. In addition, it offers a separate well-appointed studio/office/garden room, a private garden and off-road parking, all nestled into the heart of this historic North Northamptonshire village.**

Dining Kitchen • Living Room • Downstairs Cloakroom • Three Bedrooms • Family Bathroom, One Ensuite • Outside Office/Garden Room • Off-Road Parking • Private Rear Garden • Village Location • Grade II Listed •

### Accommodation

Enter the property into a spacious entrance hall with parquet flooring, a curved staircase and access to the downstairs cloakroom.

To the far end of the entrance hall a door opens into the property's living room - a spacious well-proportioned room with timber flooring, three windows across two elevations, a beam to the ceiling and a feature fireplace with stone surround and wood burning stove inset.

The living room then flows through to the light and airy dining kitchen. This offers a great range of cabinetry under timber worktops with a Belfast sink, integrated dishwasher, and space for both a Range style cooker and an American style fridge freezer. A part glazed door from the kitchen leads out to the patio and garden beyond.

The bedroom and bathroom accommodation are arranged over the first and second floors, the first floor offering a double bedroom with an ensuite shower room. The second floor has a large double bedroom and a double bedroom, both served by a bathroom comprising a bath, separate shower, wash hand basin and low flush lavatory.



## Outside

To the front of the property there is a block-paved driveway with double timber gates opening into the rear garden. To the rear a patio sits directly off the property with a path up to a raised lawn with borders to either side and a further patio area sitting under a timber pergola. Two useful garden sheds flank the path to a stone barn, hidden away at the top of the garden, ideal for use as a spacious outside office or garden room.

## Location

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.

## Services & Council Tax

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

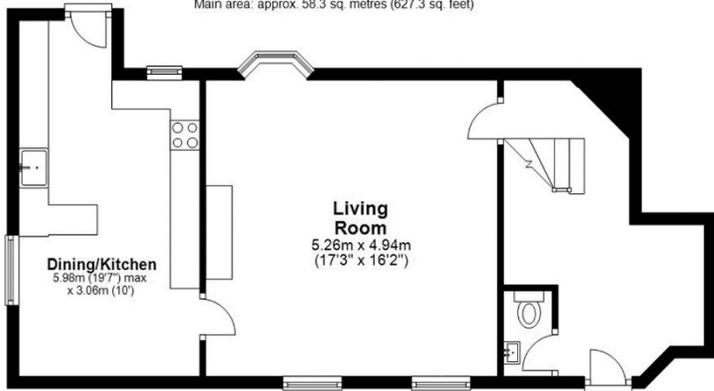
**Tenure** Freehold



**68 High Street, Gretton, Northamptonshire NN17 3DF**  
 House Total Approx. Gross Internal Floor Area excl. Garage = **1394.8 ft<sup>2</sup> / 129.6 m<sup>2</sup>**  
 Measurements are approximate, not to scale, illustrative purposes only.

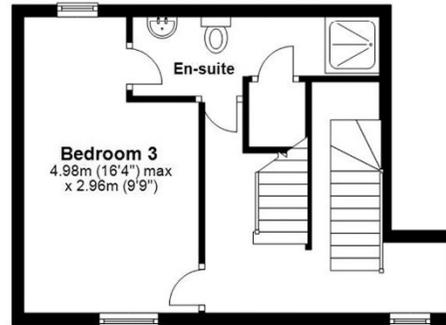
**Ground Floor**

Main area: approx. 58.3 sq. metres (627.3 sq. feet)



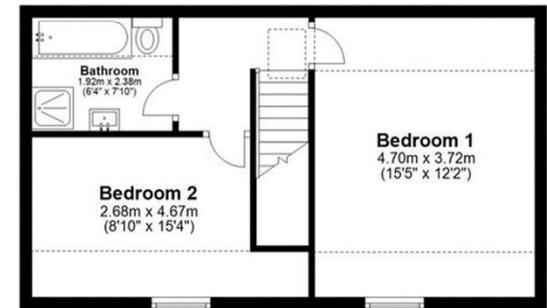
**First Floor**

Main area: approx. 31.4 sq. metres (337.5 sq. feet)



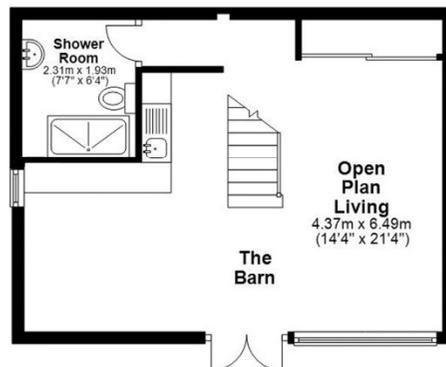
**Second Floor**

Approx. 40.0 sq. metres (430.0 sq. feet)



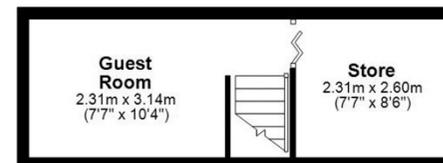
**The Barn - Ground Floor**

Approx. 32.6 sq. meters (350.6 s.q. feet)



**The Barn - First Floor**

Approx. 16.1 sq. meters (172.9 s.q. feet)





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Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D		66   D
39-54	E		
21-38	F		
1-20	G	29   E	

**Important Notice**

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  - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

**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.