

64 Kirby Road  
Gretton  
Northamptonshire  
NN17 3DB

£249,950



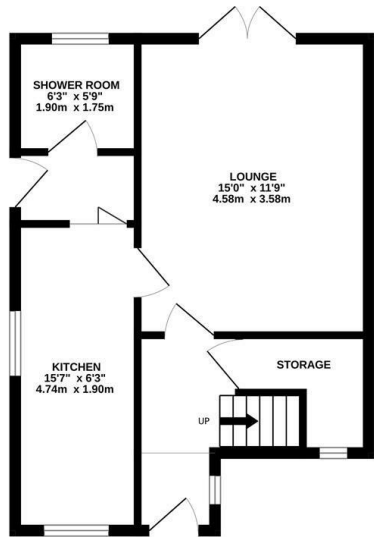
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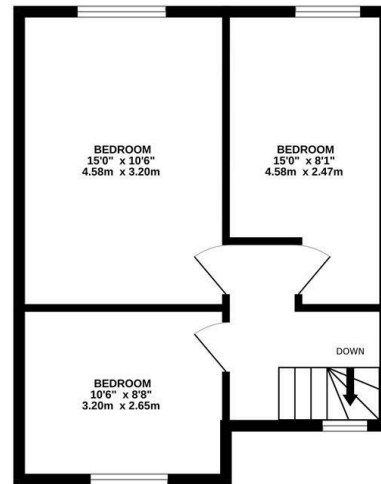


# FLOOR PLANS

GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Spacious lounge set to the rear of the property, with patio doors giving access to the garden



Kitchen offers a good level of storage and utility options



Three good-size bedrooms to the first floor



Bathroom to the ground floor which has been refitted in to a shower room



The garden and plot is a real show stopper, with excellent potential on offer



Off road parking for multiple vehicles with the driveway to the front





## WHAT'S GREAT?

Situated in the charming Northamptonshire village of Gretton, is this three-bedroom semi-detached property which offers a well-maintained property which has fantastic potential and sits on a large plot, with the rear garden being a truly rare find given the size and space on offer here.

Internally, the property offers well-proportioned and convenient living spaces- to the ground floor there is reception hall with further storage, living/dining room to the rear, fitted kitchen/breakfast room with integrated appliances, inner hallway and just off from here there is a conveniently fitted ground floor shower room, ideal for accessibility. To the first floor and you will find three spacious bedrooms, which offer a good range of scope and space.

Externally, this property has a lot to offer, benefitting from front garden space offering off road parking for multiple vehicles, enclosed by hedging and has been well maintained. To the rear, the garden is an excellent space which offer so much in terms of size and potential. Both with patio and being laid to lawn the rear garden offers an incredibly versatile space, perfect

for families, and for outdoors entertaining, whilst offering a good degree of privacy too.

This property must be seen to fully appreciate all there is on offer, so to arrange a viewing or for further details, get in touch with the Oscar James team to arrange.

Energy Rating D. Council Tax Band B.

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# SELLER'S SECRET

This has been a family home for a lot of years, it is ideally located in the village. Gretton Village itself is a fantastic area too with a great mixture of the quiet village lifestyle as well as being closeby to amenities



*Why we like it....*

This property sits in a very sought after location, and is on a fantastic plot with a large rear garden, which offers a lot of potential for the new owners

*To buy or not to buy....*

# OSCAR JAMES

13 New Post Office Square | Corby | NN17

1PB

01536 400900

[www.oscar-james.com](http://www.oscar-james.com)