

BELVOIR!

KIRBY ROAD, GRETTON, CORBY, NORTHAMPTONSHIRE, NN17 3DB

GUIDE PRICE £310,000 FREEHOLD

COUNCIL TAX C





New To The Market With NO ONWARD CHAIN Is This Charming Three Bedroom Stone Built Cottage In The Sought After Village of Gretton.

This Character Property includes a Large Living Area, Kitchen/Dining Area, Landing, Three Bedrooms, Bathroom.

The property also benefits from a Gas Central Heating System and Courtyard Garden to the Rear.

Call Today to Avoid Disappointment!

EPC Rating D.

LIVING ROOM 17' 4" x 12' 7" (5.290m x 3.837m)

Two windows to the front, laminate flooring, radiator, stairs access to landing. Fireplace which is a perfect place to house a log burning fire.



KITCHEN/DINER 12' 3" x 13' 3" (3.758m max x 4.047m max)

Tiled flooring, space for an oven. Radiator. Window to the rear. Wall and base level kitchen cabinets. Sink and drainer.

STAIRS AND LANDING Carpet flooring, access to all three bedrooms and bathroom.

BEDROOM ONE 11' 9" x 9' 8" (3.597m x 2.954m) Carpet flooring, built in wardrobes, window to the front and the side of property. Radiator.

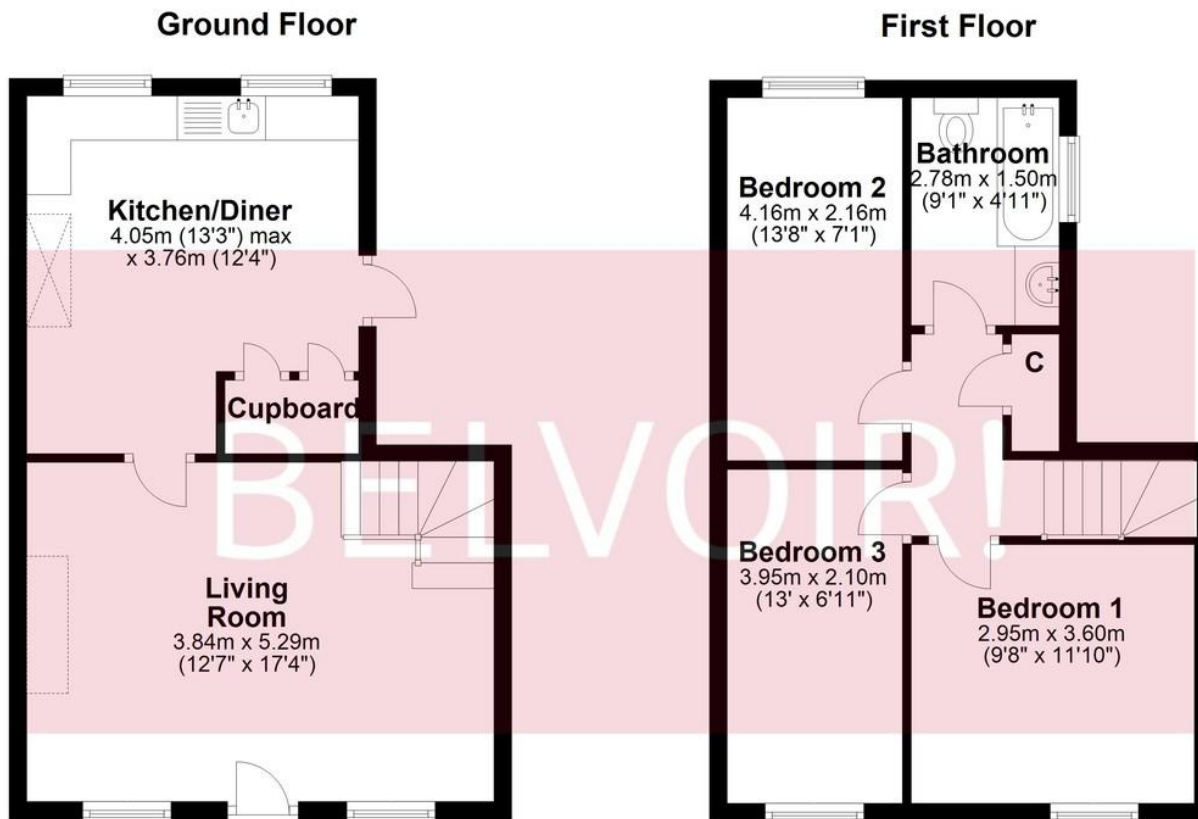
BEDROOM TWO 12' 11" x 6' 10" (3.950m x 2.099m) Carpet flooring, window to the front, radiator.

BEDROOM THREE 13' 7" x 7' 1" (4.16m x 2.162m) Window to the rear, built in wardrobes, carpet flooring, radiator.

BATHROOM 4' 11" x 9' 1" (1.501m x 2.779m) Bath with mixer taps and shower connection, vanity unit sink, low level W/C. Window to the side of the property. Radiator.

REAR COURTYARD Large paved area with gated access to the side.





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.