



CAISTOR ROAD
GRETTON, NORTHANTS

JAMES
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES



A BEAUTIFULLY PRESENTED, FOUR-BEDROOM DETACHED VILLAGE HOME WITH A FANTASTIC FLOW, FLEXIBLE ACCOMMODATION AND A LARGE OPEN PLAN DINING KITCHEN.

5 Caistor Road

Gretton, Northamptonshire
NN17 3DL

Dining Kitchen | Two Reception Rooms | Utility Room |
Ground Floor Bedroom & Shower Room | Three First
Floor Bedrooms | Family Bathroom | Off-Road Parking
| Village Location | EPC - D

ACCOMMODATION

Enter the property into a large entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. There is a generous sitting room spanning the depth of the house with an open fire, windows overlooking the front garden and floor to ceiling windows and French doors opening out to the rear.

The open plan dining kitchen has ample space for a large kitchen table as well as a fitted kitchen with breakfast bar. The kitchen area has a great range of floor-standing and wall mounted units under Corian worktops, integrated eye level double ovens, integrated microwave, five-ring gas hob with extractor over, integrated fridge and freezer, stainless steel sink with mixer tap and space and plumbing for a dishwasher. There are windows to two elevations allowing plenty of light and a door from the rear of the kitchen into the utility.

The utility room provides further storage under an oak worktop, a secondary sink, fitted cupboards, space and plumbing for white goods and a door out to the side of the property. Beyond the utility room is a further reception room currently being used as a secondary sitting room. This is a very generous sized room with glazing to the side and glazed double doors out to the garden.

The ground floor is completed by a ground floor bedroom that sits to the front of the property, complemented by a downstairs shower room with low flush lavatory, wall hung WC and separate shower cubicle. The downstairs shower room also houses the gas fired central heating boiler.

To the first floor a light and spacious galleried landing

gives access to the bedroom and bathroom accommodation. The master bedroom spans the depth of the property with windows to two elevations and access to the Jack & Jill family bathroom that can also be accessed from the landing.

The first-floor accommodation continues with a further two double bedrooms one to the front and one to the rear and is completed by a useful storage cupboard and access to the loft space.

OUTSIDE

The property is approached via a gravel driveway leading down the side of the property to a large gravelled courtyard to the rear. To the front of the property there is hedging with a lawned front garden and to the rear there is a lawned garden with mature borders, a beautiful old stone wall and a large timber shed providing ample external storage.

LOCATION

The characterful village of 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. Gretton is ideally situated for easy access to the A14 & A47 while local trains from Corby (4.5miles) provide regular access to London St Pancras, taking approximately 80 minutes.

DIRECTIONAL NOTE

Leave Oakham on the A6003 toward Uppingham, continue through Uppingham taking a left when you reach Uppingham Community College. Continue on this road until you reach Gretton, you will drive under the viaduct onto Station Road. Stay on this road and passing the green on your right. Caistor Road will be after this on your right-hand side.

SERVICES & COUNCIL TAX

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

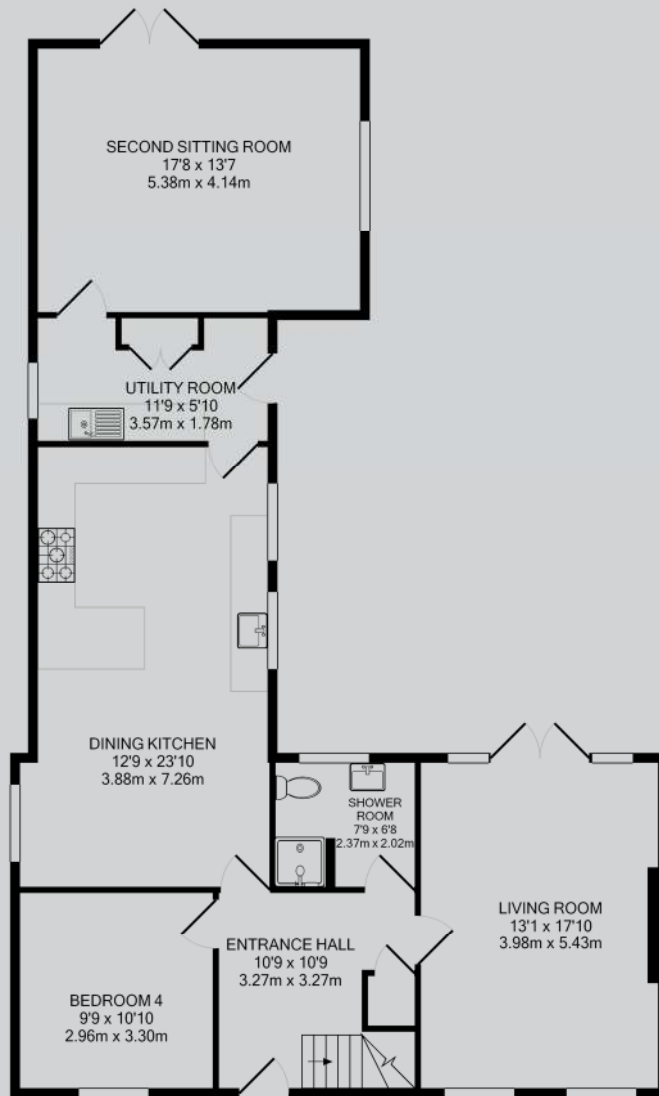




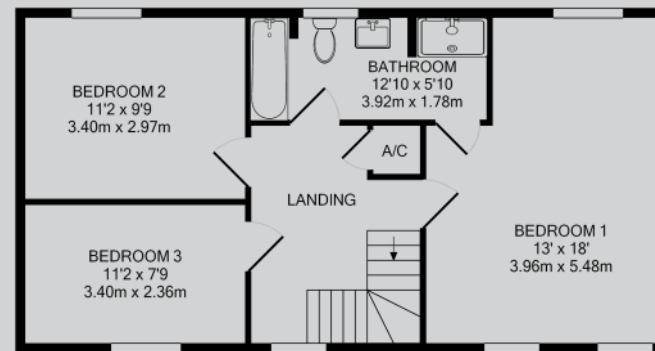
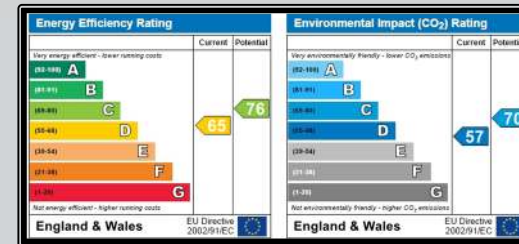
5 Caistor Road, Greeton, Northamptonshire NN17 3DL

House Total Approx Gross Internal Floor Area = **1781 sq. ft / 165.5 sq. m**

Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



1ST FLOOR



www.jamesellicks.com

Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamesellicks.com

Market Harborough Office
01858 410008
Leicester Office
0116 285 4554
London Office
0207 839 0888



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 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.

SALES • LETTINGS • SURVEYS • MORTGAGES