



5 Caistor Road,
Gretton, Northamptonshire NN17 3DL

A beautifully presented, four-bedroom detached village home with a fantastic flow, flexible accommodation and a large open plan dining kitchen.

- 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

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.

GROUND FLOOR

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.

FIRST FLOOR

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.

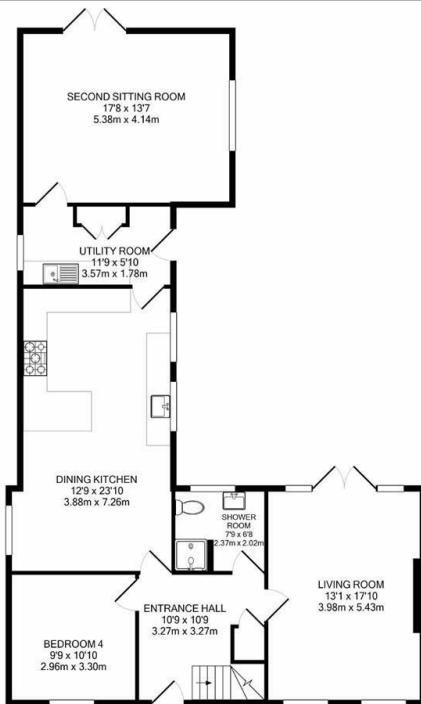
The first-floor accommodation continues with a further two double bedrooms one to the front and one to the rear and is completed by a useful storage cupboard and access to the loft space.



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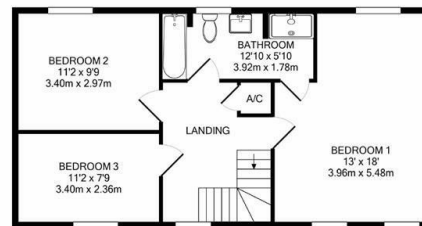
Total Approx Gross Internal Floor Area 1781.00 sq ft

Measurements are approximate. Not to scale. For illustrative purposes only.



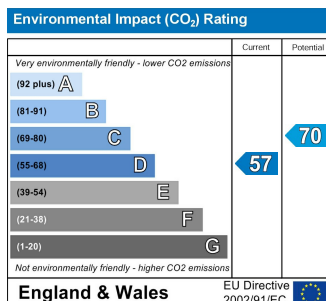
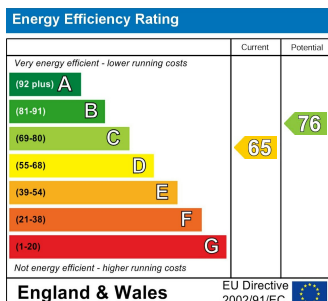
GROUND FLOOR
APPROX. FLOOR
AREA 1167 SQ.FT.
(108.4 SQ.M.)

DIRECTIONAL NOTE



1ST FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1781 SQ.FT. (165.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



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