



**HENDERSON
CONNELLAN**
ESTATE AGENTS

72 Kirby Road, Gretton, Northamptonshire, NN17 3DB

£325,000

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"The Tardis!"

Nicely positioned within the village, this terrace property offers deceptive sized accommodation now benefitting from a two storey extension. The property enjoys extensive block paved parking and a generously proportioned rear garden. The stylish interior comprises entrance hall, a modern, well equipped kitchen which is open plan to the dining area, a ground floor shower room and a living room with bi-fold doors opening to the rear. Upstairs the vaulted ceiling to bedroom one steals the show while there are four bedrooms in total and a stylish bathroom. A lovely family home situated within a well serviced village.

Description:

A great opportunity to secure attractive extended family accommodation within this popular village which boast many local amenities and great village community.

Benefitting from a rear elevation two storey extension the accommodation has been substantially increased. The accommodation comprises entrance hall with large understairs cupboard and stairs rising to the first floor landing. The kitchen offers a modern range of wall and base level units and is open plan to the dining area from which there is rear door access to the rear garden. There is a modern shower room on the ground floor which includes a shower enclosure, WC and a pedestal wash hand basin. The living room is rear facing and features bi-fold doors onto the attractive rear garden.

From the airy first floor landing there are four bedrooms. The main bedroom features a stylish vaulted ceiling with two windows overlooking the rear garden. The property benefits from gas fired central heating system and uPVC double glazed windows.

Outside:

The plot is deceptive in size providing a block paved driveway which provides parking for four cars. The rear garden is mainly laid to lawn, and there is a paved patio area and a useful storage shed.

Room Measurements:

Living Room - 3.66m x 3.84m (12'0" x 12'7")

Dining Area - 3.66m x 4.27m (12'0" x 14'0")

Kitchen Area - 3.33m x 3.96m (10'11" x 13'0")

Shower Room - 1.83m x 1.52m (6'0" x 5'0")

Bedroom One - 3.86m x 3.66m (12'8" x 12'0")

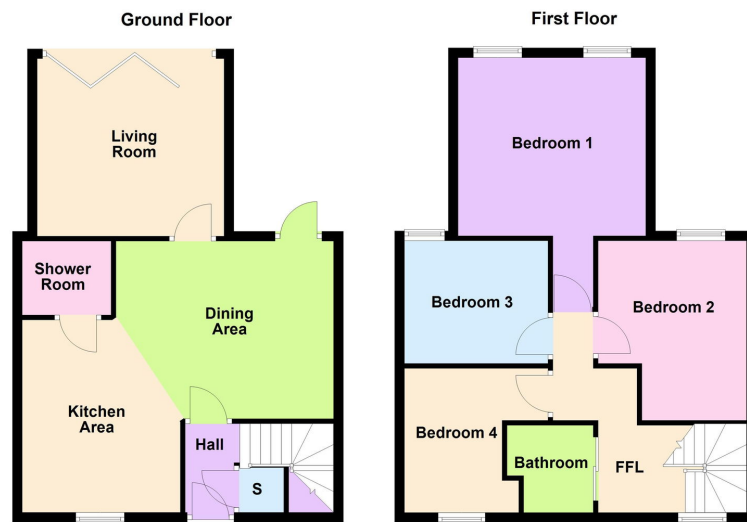
Bedroom Two - 2.97m x 3.66m (9'9" x 12'0") max

Bedroom Three - 2.95m x 2.51m (9'8" x 8'3")

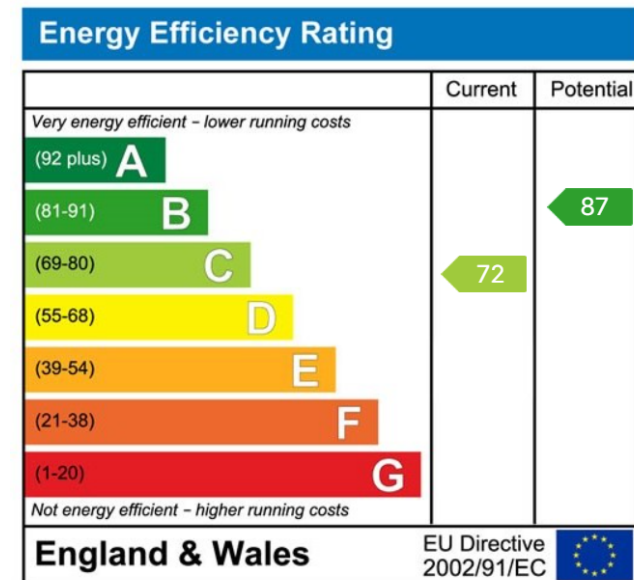
Bedroom Four - 3m x 2.95m (9'10" x 9'8") max

Bathroom - 1.98m x 1.42m (6'6" x 4'8")





- Extended Terrace House with a Stunning Interior
- Extensive Driveway Providing Parking
- Modern Kitchen Linking to the Dining Area
- Stylish Bathroom
- No Chain
- Four Bedrooms
- Generous Sized Rear Garden
- Living Room with Bi-Fold Doors to the Rear
- Modern Ground Floor Shower Room
- Well Serviced Village Location



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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