



**HENDERSON
CONNELLAN**
ESTATE AGENTS

14 Harringworth Road, Gretton, NN17 3DD

£730,000

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"Masterfully Blends a Prime Plot with Individuality"

Occupying an enviable plot on the well-regarded Harringworth Road in Gretton, this substantial detached family home benefits from a double-story rear extension and a reworked floorplan, which has created a thoughtfully designed living space and updated with quality fittings throughout. The spacious accommodation provides sumptuous living for all the family. If entertaining is a priority, this home is perfectly suited to your needs, offering an airy open-plan kitchen/family/dining room with bi-folding doors to the rear garden, which benefits from a purpose-built outdoor kitchen and bar area. The gardens are beautifully maintained, with a manicured lawn accompanied by floral and herbaceous planted borders. A fabulous home, primed to be enjoyed!

Description:

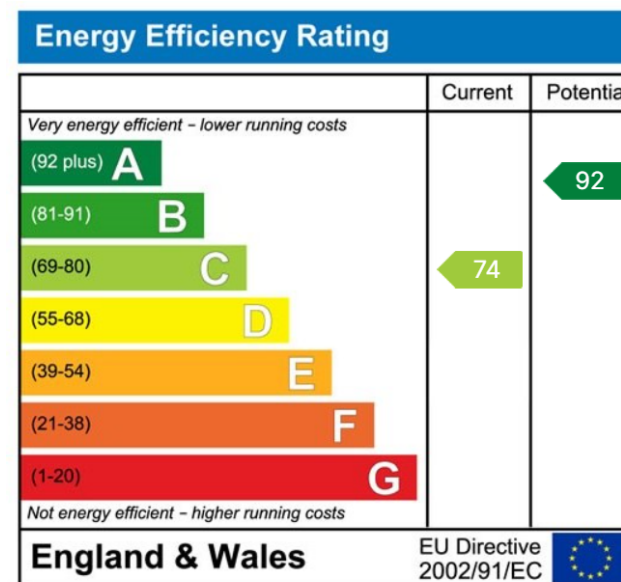
Over recent years, the current owners have undertaken a programme of thoughtful enhancement, including the redecoration of much of the accommodation, the installation of a new gas central heating boiler, and the upgrading of the utility room. This exceptional property is offered to the market with no upward chain. An impressive reception hall sets the tone, flooded with natural light via a striking floor-to-ceiling bay window. Elegant oak internal doors lead through to the principal reception rooms, while a ceramic tiled floor with underfloor heating adds both comfort and sophistication. The beautifully proportioned living room is light-filled and inviting, centred around a contemporary wood-burning stove with an oak mantel. This space flows seamlessly into the garden/family room, where bi-fold doors open onto the rear garden, creating a seamless connection between indoor and outdoor living. The ceramic tiled flooring continues through to the kitchen and dining areas, enhancing the sense of cohesion. At the heart of the home lies an impressive open-plan kitchen and dining space, designed for both everyday living and entertaining. The kitchen features a bespoke range of artisan-crafted oak cabinetry, complemented by an island with a granite work surface. A comprehensive selection of Shaker-style wall and base units with solid oak worktops incorporates an inset sink with mixer tap. The dining area is equally well-appointed, with a matching fitted drawer unit. An elegant oak staircase rises to the galleried first-floor landing, adding a striking architectural focal point. A side hall provides convenient internal access to the single garage and utility room. The utility room is finished to a high standard, offering a range of base and wall-mounted units, ceramic tiled wall surrounds, and a mosaic tiled floor. It also accommodates a guest WC, wash hand basin, and a modern wall-mounted gas boiler. A useful home office completes the ground floor accommodation. The first-floor landing is both light and spacious, enhanced by glass balustrades and two ceiling light wells that flood the area with natural light. A practical double-door storage cupboard is also provided. The property offers four generously sized double bedrooms. The principal suite is particularly impressive, featuring a luxurious en-suite bathroom with a striking copper-plated slipper bath positioned beneath a glass roof lantern—perfectly framing views of the night sky. Additional features include a double shower enclosure, WC, and twin wash hand basins set within a beautifully crafted oak vanity unit. The second bedroom also benefits from its own en-suite, comprising a double shower enclosure, WC, and pedestal wash hand basin with ceramic tiled surrounds. The family bathroom is equally well-appointed, featuring a panelled bath, separate double shower enclosure, WC, and twin pedestal wash hand basins, all complemented by ceramic tiled walls and flooring.

A sweeping, brick-edged driveway leads to a resin parking area, with additional benefits including an EV charging point, single garage, and gated side pedestrian access. To the rear, the garden provides a private and tranquil retreat, showcasing a manicured lawn bordered by an array of established floral and herbaceous planting.





- Kitchen - 5.38m x 3.23m (17'8" x 10'7")
- Dining Room - 5.38m x 3.96m (17'8" x 13'0")
- Garden Room - 3.96m x 3.23m (13'0" x 10'7")
- Bedroom One - 6.05m x 3.91m (19'10" x 12'10")
- Bedroom Two - 5.41m x 3.28m (17'9" x 10'9") max
- Bedroom Four - 4.06m x 3.25m (13'4" x 10'8")
- Living Room - 6.1m x 3.94m (20'0" x 12'11")
- Bath and Shower En-suite - 3.94m x 3.2m (12'11" x 10'6")
- Bedroom Three - 3.63m x 3.33m (11'11" x 10'11")
- Bathroom - 3.68m x 2.74m (12'1" x 9'0") max



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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