

Ringwood, 7 Station Road, Gretton, Northamptonshire, NN17 3BU

Offers Over £395,000

MURRAY

Chartered Surveyors & Estate Agents

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Ringwood, 7 Station Road, Gretton, Northamptonshire, NN17 3BU
Tenure: Freehold
Council Tax Band: D (North Northamptonshire Council)

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An individual three-bedroom detached bungalow, occupying a generous elevated plot and commanding truly breathtaking panoramic views across the picturesque Welland Valley. Enjoying an enviable position, the property offers a rare opportunity to acquire a distinctive home in a wonderful setting, surrounded by the natural beauty of the rolling countryside.

** Sitting Room * Dining Room * Kitchen * Utility * WC * 3 Bedrooms * Shower Room * Basement * Wrap-around Gardens * Detached Garage * Ample Parking for a number of cars **







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No. 7 Station Road, Gretton occupies an established plot with the mature wrap-around gardens thoughtfully landscaped to make the most of the plot's sloping relief and uninterrupted views over the Welland Valley.

The property provides very well maintained and tastefully presented accommodation which benefits from gas-fired central heating and full double glazing and can be summarised as follows:

Entrance Hall, Cloakroom/WC, Sitting Room, Dining Room, Kitchen, Utility Room, three Bedrooms and Shower Room.

There is a large basement (accessed via a trap door from the house) providing ample storage.

A particular feature of the property is a large terrace situated above the garage and accessed from the front garden which takes in spectacular countryside views.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
UPVC double-glazed entrance door, radiator, built-in storage cupboard, built-in airing cupboard housing hot water cylinder and slatted shelving, loft access hatch, trap door giving access to Basement.

WC 1.75m x 0.81m (5'9" x 2'8")
Modern white suite of low-level WC and wall-mounted hand basin with mixer tap, half-tiled walls, chrome heated towel rail, laminate floor, window to front.

Living Room 5.03m x 3.78m (16'6" x 12'5")
Well-proportioned, dual-aspect reception room with radiator, wall-light points, window to side and sliding doors to balcony with delightful elevated views over the Welland Valley.

The steps from the balcony lead directly to the front garden.

Dining Room 3.58m max x 3.00m (11'9" max x 9'10")
Radiator, window providing a private outlook over rear garden.

Kitchen 3.51m x 3.40m (11'6" x 11'2")
Range of attractive modern fitted units incorporating granite-effect work surfaces, inset sink with mixer tap, ample base cupboards and drawers, slot-in Zanussi electric cooker with Cooke and Lewis extractor fan above, eye-level wall cupboards and matching tall store cupboard with adjoining bookshelves.

There are two undercounter appliance spaces, one of them with plumbing for a freestanding dishwasher.

Radiator, recessed ceiling spotlights, windows to front with countryside views, window to rear overlooking rear garden, archway leading to Utility Area.

Utility Area 2.41m x 2.13m (7'11" x 7'0")
Fitted sink unit with cupboard above, base cupboard and space with plumbing for washing machine beneath, built-in storage cupboard, space for an upright fridge-freezer, radiator, external double-glazed door to rear garden.

Bedroom One 3.10m x 3.00m (10'2" x 9'10")
Full-width built-in wardrobe with sliding doors, radiator, window overlooking rear garden.

Bedroom Two 3.81m x 2.67m (12'6" x 8'9")
Radiator, window to front with views over garden and countryside beyond.

Bedroom Three 3.02m x 2.51m (9'11" x 8'3")
Radiator, window overlooking rear garden.

Shower Room 2.95m x 1.73m (9'8" x 5'8")
Modern white suite comprising corner low-level WC, pedestal hand basin with mixer tap and large walk-in shower, tiled walls, chrome heated towel rail, laminate floor, extractor fan, window to front.

Basement 12.22m max x 3.63m (40'1" max x 11'11")
Large storage area accessed via trap door from Entrance Hall and housing Baxi boiler.
Light and power connected.

OUTSIDE

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Gardens & Grounds
The property occupies a generously-proportioned, sloping plot and is accessed off Station Road via sweeping tarmac driveway which gives access to the detached garage and provides area of hard standing for multiple vehicles.

From the driveway, steps lead up to the attractively landscaped, elevated front garden featuring lawns, mature inset shrubs, bushes, climbers and flowering plants. There is a level access to the terrace above the garage from the front garden as well as steps leading up to a balcony which runs the width of the property's front elevation.

The front and rear of the property are linked on both sides of the house.

The fully enclosed rear garden has been landscaped to include a paved patio immediately to the rear of the house and a sloping lawn with central shallow steps, a climber arch and a variety of shrubs, bushes and plants to borders.

Included in the sale is a a timber garden shed.

Detached Garage & Terrace 5.36m x 4.75m (17'7" x 15'7")
A 1.5 garage with light and power, outside light, personnel door to side and a terrace with ornate balustrade above providing a superb seating area enjoying panoramic views over the valley.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - variable outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

GRETTON
Gretton is a delightful village in the north eastern corner of Northamptonshire. Village facilities include a pub, village hall, coffee shop, church, playing fields and a highly regarded primary school. The school feeds into good secondary education in the surrounding towns.

The village is close to a number of towns including Uppingham, Oakham, Corby and Kettering where there are many shops catering for most needs together with other facilities.

For commuters Gretton is ideally situated for commuting to a number of major centres including Peterborough, Northampton, Leicester, Stamford, in addition to Kettering, Corby etc. It is also within easy driving distance of the A14 being the A1/M1 link and therefore into England's motorway system. At nearby Corby Station (approximately 5 miles) and Kettering (approximately 12 miles), there are good train services to London St Pancras with frequent services.

Leisure pursuits are many and varied in the area including cricket, golf, rugby football, football, tennis, bowls, horse riding, walking, bird watching and sailing on nearby Rutland Water.

COUNCIL TAX
Band D
North Northamptonshire Council, telephone 0300 126 3000

INDEPENDENT MORTGAGE ADVICE
Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

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N.B.
Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING
By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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 Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.


















PALMOLIVE






UPWORDS











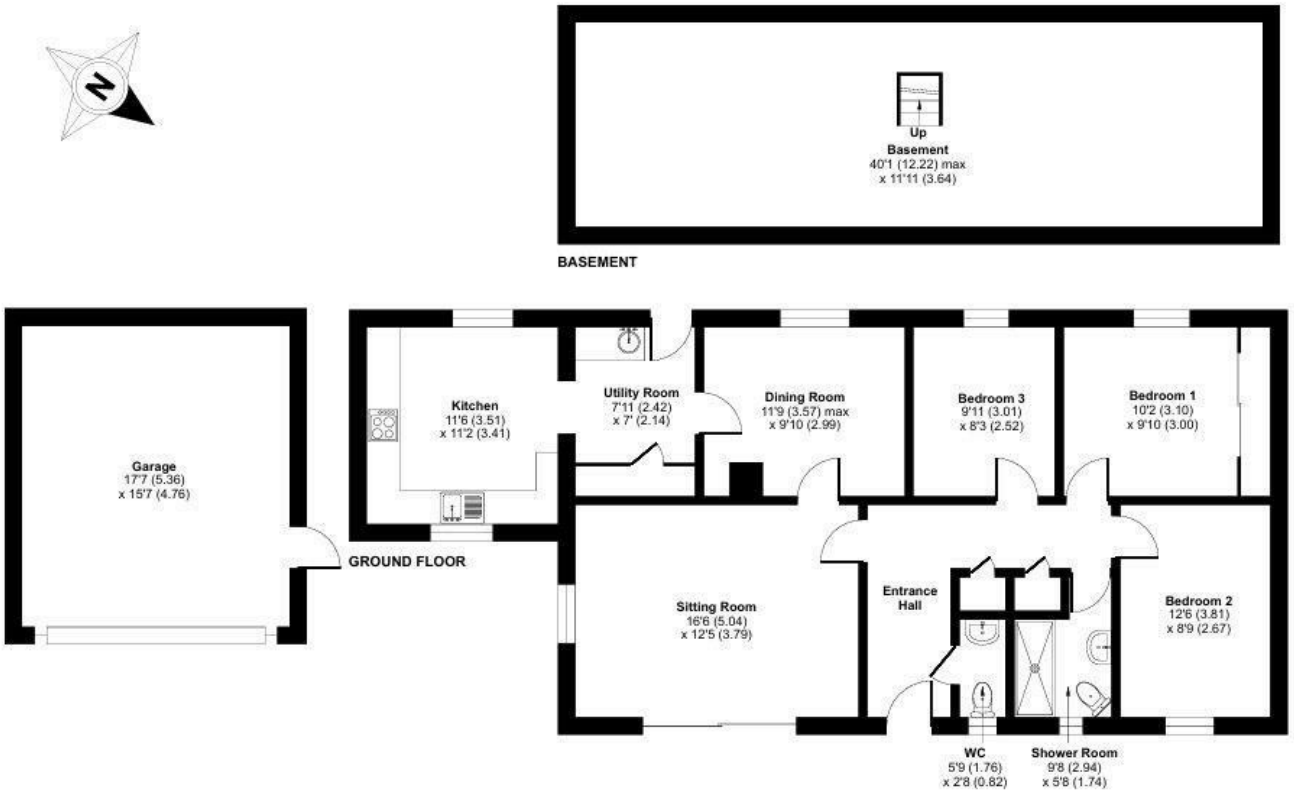








Approximate Area = 1542 sq ft / 143.2 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 1817 sq ft / 168.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1539491

