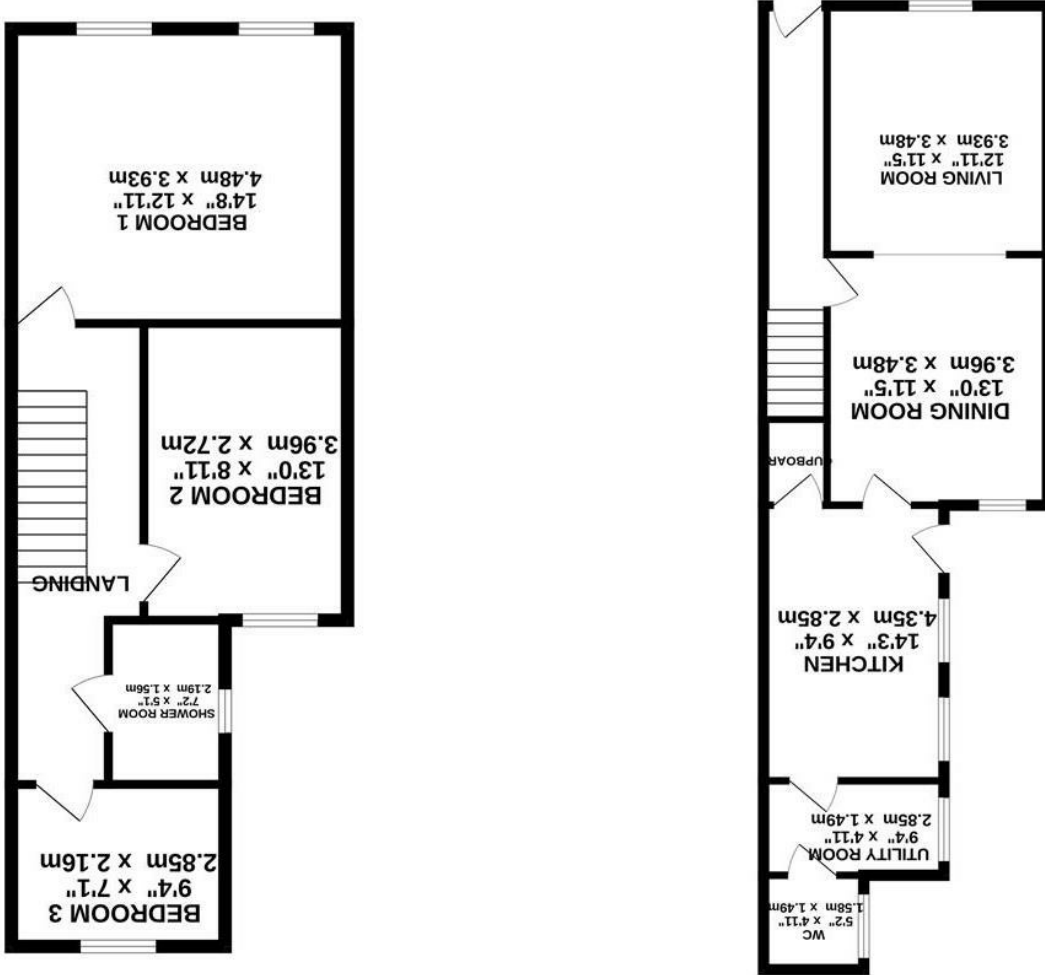


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



8 Grange Road, Geddington, NN14 1AL
£325,000



Situated in the beautiful village of Geddington is this stunning three bedroom Victorian terrace property. Geddington is one of Northamptonshire's prettiest villages and offers a wealth of history, including the 13th century Queen Eleanor Cross and stunning riverside walks along the River Ise. Also providing good road links to the Kettering and Corby. The accommodation offers, a living room, a dining room, a kitchen, a utility room, two double bedrooms, a generous single bedroom, and a family bathroom. Enclosed by timber fencing, the rear garden is predominantly laid to lawn and has a block paved patio, which is perfect for outdoor dining. You will also find space for a shed.

Entry to the property is gained via the entrance hall, which gives access to all accommodation and the rising staircase to the first floor. The living room is to the front aspect, benefits from alcove storage, lots of natural light, and a focal point of a fully working fireplace with tiled surround. The adjoining dining room has space for a large table and chairs and also benefits from a fully working log burner. Fitted with eye and base level units, the kitchen has an integral dishwasher alongside space for a range style cooker and American fridge/freezer. The kitchen also gives access to the rear garden and the utility room. The utility room has ample storage and space for a washing machine. A guest w/c and understair cupboard conclude the ground floor accommodation. To the first floor, you will find three bedrooms and a family bathroom. Two of the bedrooms are double in size, and one is a generous single, making it a perfect family home. The family bathroom comprises a shower enclosure, a concealed WC, and a handwash basin.

COUNCIL TAX BAND - B
EPC - D



Living Room

12'10" x 11'5" (3.93 x 3.48)

Dining Room

12'11" x 11'5" (3.96 x 3.48)

Kitchen

14'3" x 9'4" (4.35 x 2.85)

Utility room

9'4" x 4'10" (2.85 x 1.49)

Bedroom 1

14'8" x 12'10" (4.48 x 3.93)

Bedroom 2

12'11" x 8'11" (3.96 x 2.72)

Bedroom 3

9'4" x 7'1" (2.85 x 2.16)

Shower Room

7'2" x 4'11" (2.19 x 1.52)

