

Queen Street  
Geddington  
Kettering  
NN14 1AZ

£1,025 Per Month

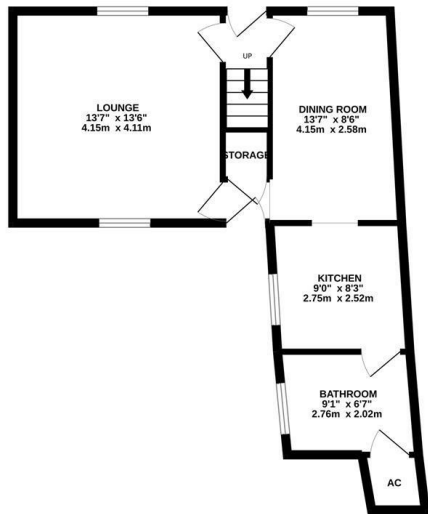


OSCAR JAMES

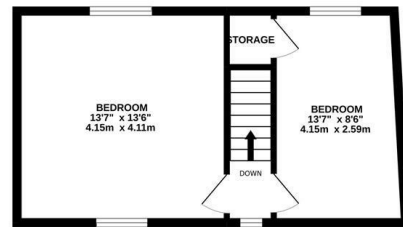
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The 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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## AT A GLANCE...



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custom text 3



custom text 6



## WHAT'S GREAT?

Situated in the highly sought after village of Geddington, this newly refurbished stone built cottage must be viewed to be appreciated!

The accommodation is well-proportioned with a dual aspect lounge with feature fireplace, built in storage and an idyllic window seat. You will also find a separate dining room and good size kitchen, which boasts integrated appliances and overlooks the courtyard garden, a refitted family bathroom completes the ground floor.

To the first floor there are two generous double bedrooms.

Finally the garden to the rear is sunny and low maintenance and offers gated access to the front.

EPC E (this will increase after new windows have been fitted)  
Council Tax B

...expect excellence



# SELLER'S SECRET

We bought this because of its fantastic location in the heart of the village. We hope a new owner will enjoy all that the village has to offer!



*Why we like it....*

Finished to an incredible standard this is a rare opportunity to get a turn key property in one of Northamptonshire most popular villages. Call us now to book your appointment to view.

## OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
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[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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