



Connells

Malting Lane  
Geddington Kettering



# Malting Lane Geddington Kettering NN14 1AR

for sale offers over  
**£290,000**



## Property Description

Situated in the village of Geddington is this three to four bedroom end of terraced property, with generous living space, good size bedrooms and landscaped courtyard with raised flowerbeds. The property boasts many character features including wooden beams to the ceiling along with exposed brickwork, whilst adopting a modern, contemporary feel. The property benefits from having its own view over Eleanor Cross, along with the open countryside being a stones throw away. Other local amenities surrounding include the primary school, play park and Cricket Club along with easy access to Kettering and Corby.

On entering the property you are greeted by the hallway which houses a built in double cupboard for extra storage and gives access to the courtyard by French patio doors. The kitchen has been beautifully designed with the character of the property whilst incorporating modern day living. The kitchen also offers space for a dining area for those family meals together. To the rear of the property is the lounge, a generous space to relax in front of the feature fireplace which houses a log burner.

To the first floor are two of the bedrooms, the first being a generous double bedroom and the second being a single room. The bathroom completes this floor and houses both a bath and shower cubicle.

To the second floor is the master bedroom, along with extra space that could be used as

a fourth bedroom, home office or reading area.

## Ground Floor

### Entrance Hall

### Kitchen / Diner

17' 8" x 13' 1" ( 5.38m x 3.99m )

### Lounge

14' 5" x 13' 1" ( 4.39m x 3.99m )

**First Floor**

**Landing**

**Bathroom**

**Bedroom Three**

13' 1" x 7' 3" ( 3.99m x 2.21m )

**Bedroom Four**

6' 5" x 5' 11" ( 1.96m x 1.80m )

**Second Floor**

**Bedroom One**

13' 5" x 13' 1" ( 4.09m x 3.99m )

**Bedroom Two**

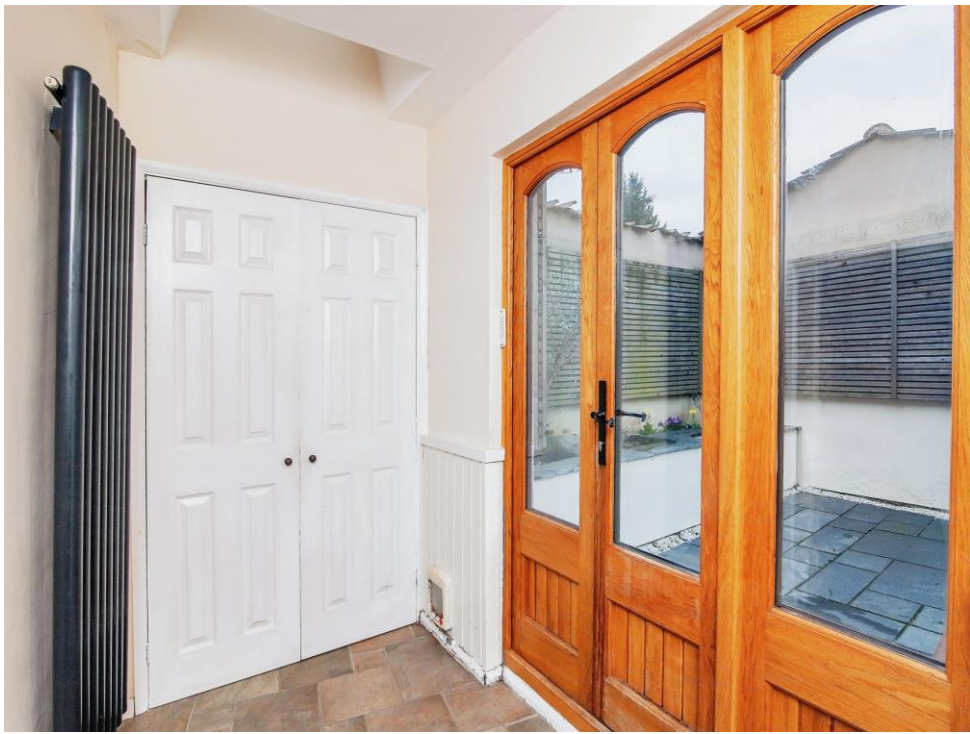
14' 5" x 11' 4" ( 4.39m x 3.45m )

**Externally**

**Courtyard**



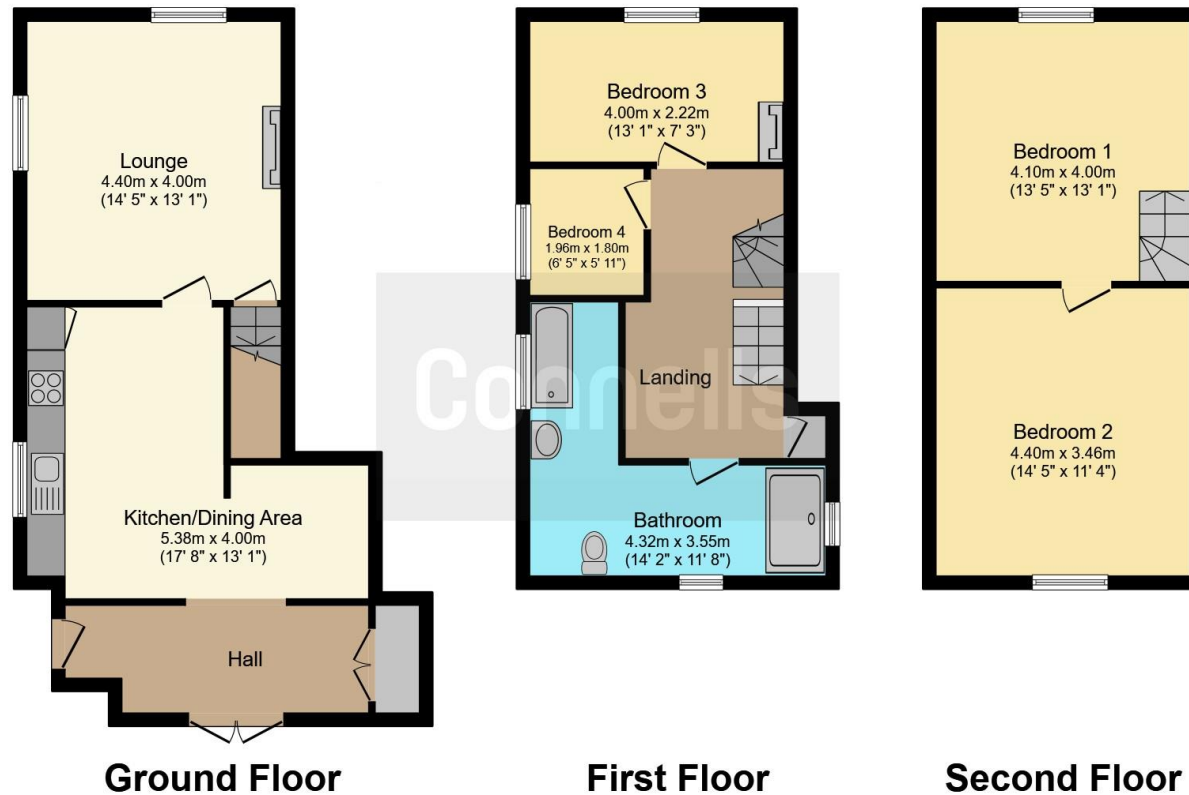












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01536 747320**  
**E [oakleyvale@connells.co.uk](mailto:oakleyvale@connells.co.uk)**

10 Charter Court Butland Road Oakley Vale  
CORBY NN18 8QT

**EPC Rating: D**

**view this property online** [connells.co.uk/Property/OKV307361](http://connells.co.uk/Property/OKV307361)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: OKV307361 - 0002