

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£450,000

Queen Eleanor Road

Kettering, NN14 1AY

PROPERTY SUMMARY

Located on the highly sought-after Queen Eleanor Road in the charming village of Geddington, this rarely available four-bedroom detached home occupies a prime, secluded position at the top of a private driveway. Offering versatile and generously proportioned accommodation, this property is ideally suited for family living or multi-generational arrangements.

The ground floor is both flexible and well-appointed. A welcoming lounge enjoys views across the rear garden and benefits from a separate study area, perfect for home working or reading. The extended kitchen diner provides an excellent sociable heart of the home, offering ample space for both cooking and entertaining, while a separate utility room adds valuable practicality. A further family room, which could alternatively serve as a fourth bedroom, enhances the adaptability of the layout. In addition, there is a convenient ground floor bedroom with its own ensuite, along with a separate family bathroom.

Upstairs, the first floor hosts two well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes that maximise storage and comfort. A further bathroom serves this level, completing the internal accommodation.

Externally, the property continues to impress. The private driveway offers parking for six to eight vehicles, ideal for families and visitors alike, in addition to a single garage providing secure storage or parking. To the rear, the beautifully maintained and mature garden creates a peaceful retreat, featuring a spacious patio area perfect for outdoor dining and entertaining, with the remaining area laid mainly to lawn, offering plenty of space for relaxation and

4



3



2





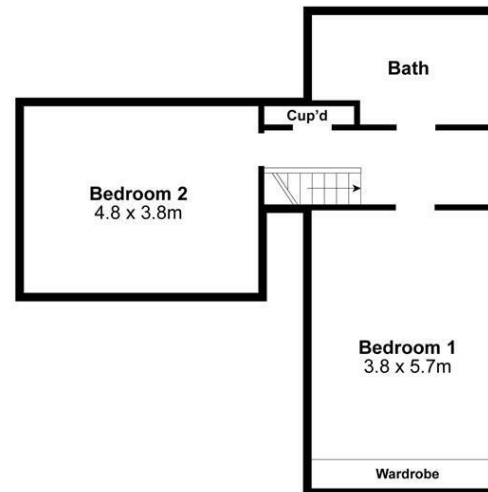
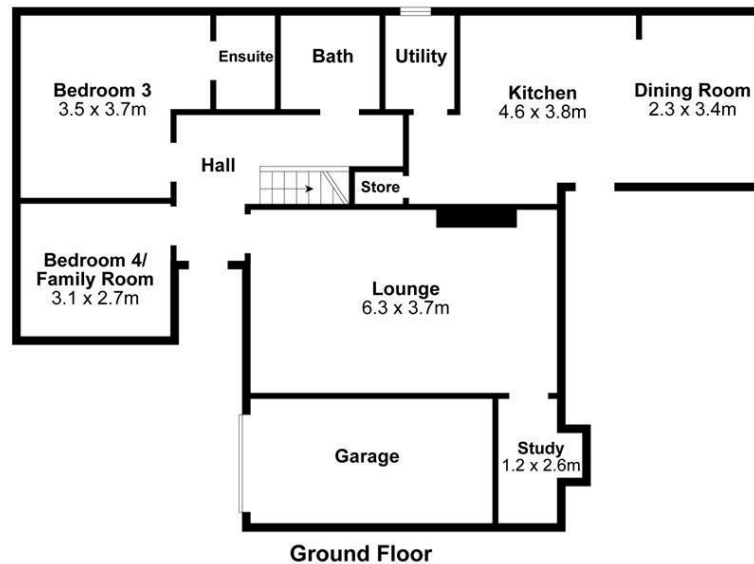
BRENNAN BESPOKE

OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

OFFICE DETAILS

01536 904400
info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>



Internal Area Approx. : 167m²

BRENNAN
BESPOKE

For identification only not to scale

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements