



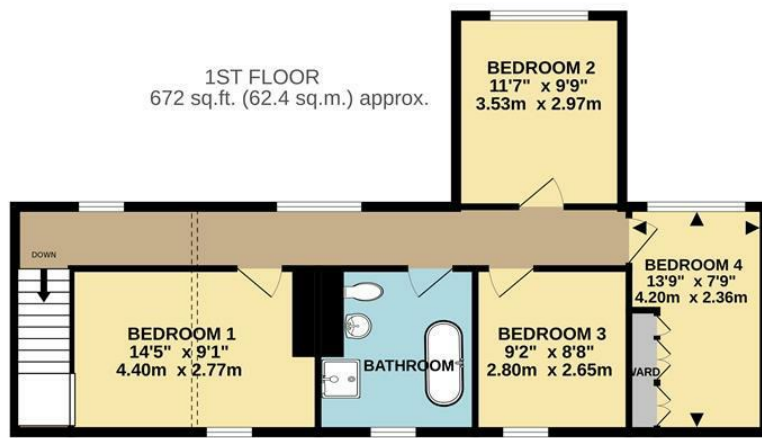
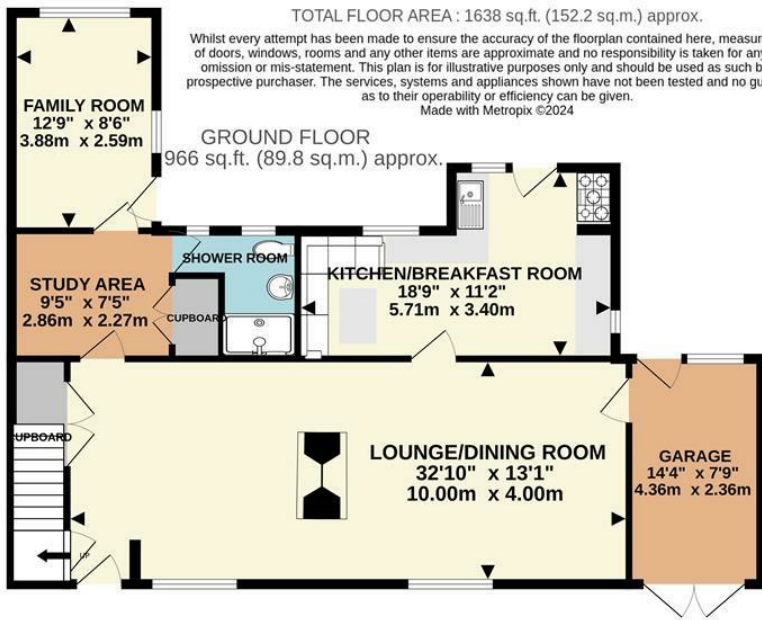
**Edmund Cottage, 45-47 Queen Street, Geddington, Kettering NN14 1AZ**  
**Asking Price £480,000**

This beautiful 4 bedroom stone cottage has been sympathetically improved by the present owner to retain a wealth of CHARACTER while offering MODERN STYLE and comfort - a perfect blend in a delightful setting within a short walk of countryside and local pubs, what more could you ask for? How about a a good sized garden, garage, gas central heating, double glazing, log burner, luxury kitchen and bathrooms, OAK FLOORING, traditional timber doors with wrought iron latches ! There is so much to appreciate and absorb that is impossible to describe in these few words, so don't delay, call Lucas today and book a viewing. Come and see for yourself and appreciate how delightful this comfortable, character home is.

**Tenure: Freehold**  
**Energy Rating: E**  
**Council Tax Band: F**

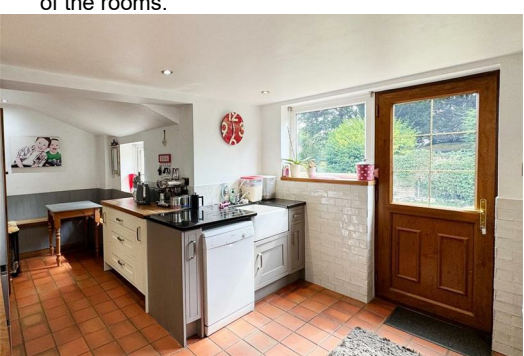
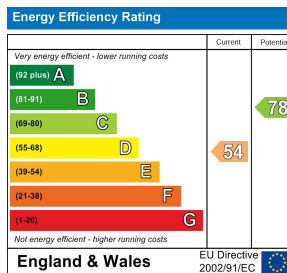
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- Period charm - contemporary comfort
- Delightful L shaped garden, Garage. Not overlooked from behind
- Sought after village location a short walk from Eleanor Cross, pubs and school
- Ground floor shower room with wc. Potential for annex
- Spacious lounge with dining area separated by central fireplace with log burner
- Oak flooring or floor tiles where appropriate

Agents Note: The property is presently tenanted and certain photos that were taken prior to the tenancy have been used to better illustrate some of the rooms.



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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