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25 Queen Eleanor Road, Geddington, NN14 1AY

"South-facing garden, roll-top bath, thriving village life – need we say more?"

SO MUCH LARGER THAN IT APPEARS FROM THE ROAD - YOU'VE GOT TO GO INSIDE! Set discreetly behind its stone frontage, this beautifully presented semi detached home offers far more than first meets the eye. Step inside and you'll immediately appreciate the sense of space, light and character that flows throughout. Thoughtfully extended and enhanced by the current owners, the property boasts a superb open feel, yet retains the charm and warmth of a village cottage.

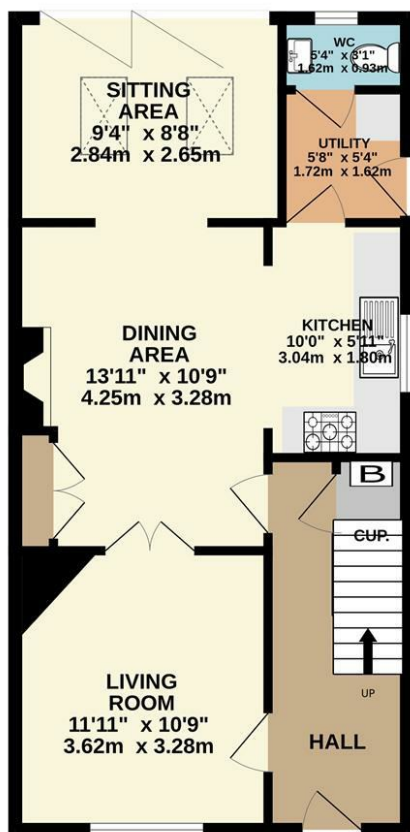
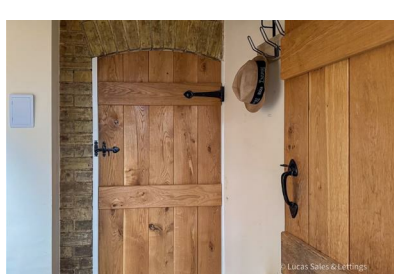
At the heart of the home is a modern fitted kitchen with family-friendly living spaces, complemented by three double bedrooms, a utility space and ground floor cloakroom. The stylish bathroom on the first floor, features a roll-top bath and separate shower. To the rear, a delightful south-facing garden, not overlooked from behind, provides the perfect setting for entertaining or relaxing in peace. With the addition of a bespoke gazebo, you can enjoy the outdoors whatever the weather.

Geddington itself is one of Northamptonshire's most sought-after villages – rich in history centred on the Eleanor Cross and with a thriving community spirit focused around the village hall, church groups, cricket and tennis clubs, as well as its much-loved pub, café and primary school. This is more than just a house – it's a village lifestyle. And, there is no onward chain.

Asking Price £395,000

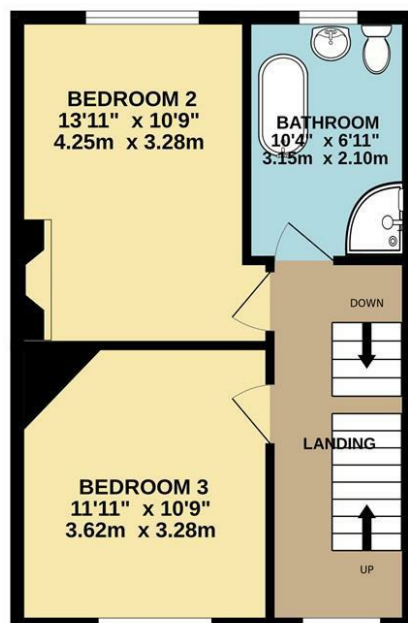
**Tenure: Freehold
Energy Rating: D
Council Tax Band: C**

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GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

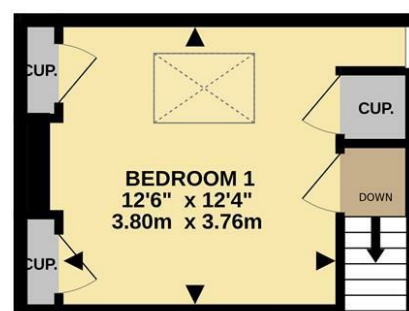
1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



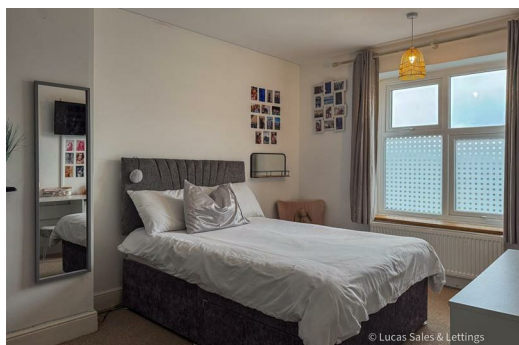
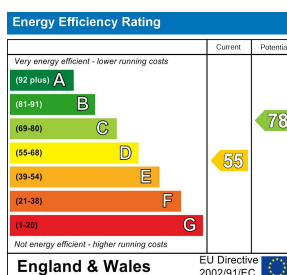
TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

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. 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 no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



- **NO CHAIN.** Charming stone and brick cottage with extended living space and a loft conversion
- Three generous **DOUBLE** bedrooms
- South-facing garden with gazebo – perfect for year-round entertaining
- Modern fitted kitchen and stylish bathroom with roll-top bath & separate shower
- Utility space, ground floor WC, gas central heating & double glazing
- Situated in the heart of Geddington, a thriving and historic village



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Northamptonshire, NN16 0BN

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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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