



Grange Road, Geddington Kettering **Freehold** Offers in excess of £200,000

**Pattison
Lane**

Key Features



- Village Location
- Two Bedroom Cottage
- Lounge with doors to garden
- Kitchen/Dining Room
- Mature Garden

The property is reached via the passage.

Entrance Hall

Reached via main entrance door. Stairs rising to first floor landing.

Lounge 10'10 x 11' (3.30m x 3.35m)

French doors giving access to the garden. Feature fireplace with Adam style surround cast iron and tiled inserts. Wall light points. Radiator. Under stairs storage cupboard. Double doors to:

Kitchen/Dining Room 13'7 x 11' (4.14m x 3.35m)

Two windows to front aspect. Units to base and wall with contrasting work surfaces. Space for cooker. Space for fridge/freezer. Plumbing and space for automatic washing machine. Wall mounted boiler for central heating and domestic



hot water. Radiator.

First floor landing

Bedroom One 10'10 max x 10'11 (3.30m x 3.32m)

Window overlooking the garden. Radiator.

Bedroom Two 17'3 x 8' max narrowing to 5'1 (5.25m x 2.43m narrowing to 1.55m)

Two windows to front aspect. Radiator.

Bathroom

Suite comprising claw foot roll top bath with mixer tap shower attachment, pedestal wash hand basin and low level WC. Frosted window.

Outside

Garden

The garden is enclosed by fencing and laid to lawn with mature shrubs. Access to front via passage.

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



GROUND FLOOR

1ST FLOOR



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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01536 524425

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