



Newton Road, Geddington Kettering **Freehold** £400,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2   B

- Four Bedroom Semi-Detached Family Home
- Open Plan Modern Kitchen / Breakfast Room
- Cosy Living Room with an Open Fire
- Downstairs Shower Room & Upstairs Family Bathroom
- Rear Garden Outlooking Fields

Exceptional Bay-Fronted Family Home with Stunning Countryside Views - Occupying a truly enviable position on the wide and quiet Newton Road in the highly sought-after village of Geddington, this stunning bay-fronted home boasts exceptional kerb appeal and is presented in fantastic order throughout.

Having been considerably improved and extended by the current owners, the property offers versatile, bright, and beautifully designed living spaces complemented by breathtaking open countryside views to the rear, where horses can often be seen in the adjacent fields.



The property welcomes you via a large block-paved driveway leading to an impressive entrance hall. The heart of the home is the gorgeous open plan kitchen, dining, and living space. This area is designed for modern family life, featuring a quality kitchen with a striking range cooker and beautiful wood countertops. It is flooded with natural light and seamlessly connects to the garden via bi-folding doors, perfect for indoor-outdoor entertaining. For quieter moments, there is a separate, cosy lounge defined by an impressive bay window and a feature fireplace.

Adding significant versatility is the valuable ground floor bedroom and adjacent shower room. This configuration provides an ideal solution for multi-generational living, perhaps caring for an elderly relative at home, or establishing a perfect, secluded home office. Upstairs, you will find three well-proportioned bedrooms and a modern family bathroom. One room features a wonderful bay window offering a bright dressing or study area with open views.

The generous rear garden enhances the property's appeal, featuring a well-maintained lawn and multiple patio areas. Notably, there is a second paved patio right at the end of the garden, strategically positioned next to the fields to maximise those stunning, uninterrupted views.

Geddington is a highly regarded village location offering a wonderful blend of village life while being conveniently close to Kettering, which provides an excellent mainline rail link to London, making this an ideal choice for commuters. This extended and beautifully maintained home offers a flexible, high-quality family lifestyle in a truly exceptional setting.



GROUND FLOOR

1ST FLOOR



The accommodation comprises:

ENTRANCE HALL

HALLWAY

LOUNGE 15'7 into bay x 9'9 plus recess (4.74m x 2.97m)

OPEN PLAN KITCHEN / BREAKFAST / DINING ROOM 18'11 max narrowing to 10'9 x 19'7 max narrowing to 14'5 (5.76m narrowing to 3.27m x 5.96m narrowing to 4.39m)

DOWNSTAIRS THIRD BEDROOM 10'6 x 8'7 (3.20m x 2.61m)

DOWNSTAIRS SHOWER ROOM 5'4 x 5'8 (1.62m x 1.72m)

FIRST FLOOR LANDING

BEDROOM ONE 15'2 into bay x 9'9 (4.62m x 2.97m)

BEDROOM TWO 14'3 into bay x 11' (4.34m x 3.35m)

BEDROOM FOUR 6'4 x 8'1 (1.93m x 2.46m)

BATHROOM 7'10 x 8'1 (2.38m x 2.46m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

CONVERTED GARAGE

To view this property call Pattison Lane on:
01536 524425

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206373 - 0004

