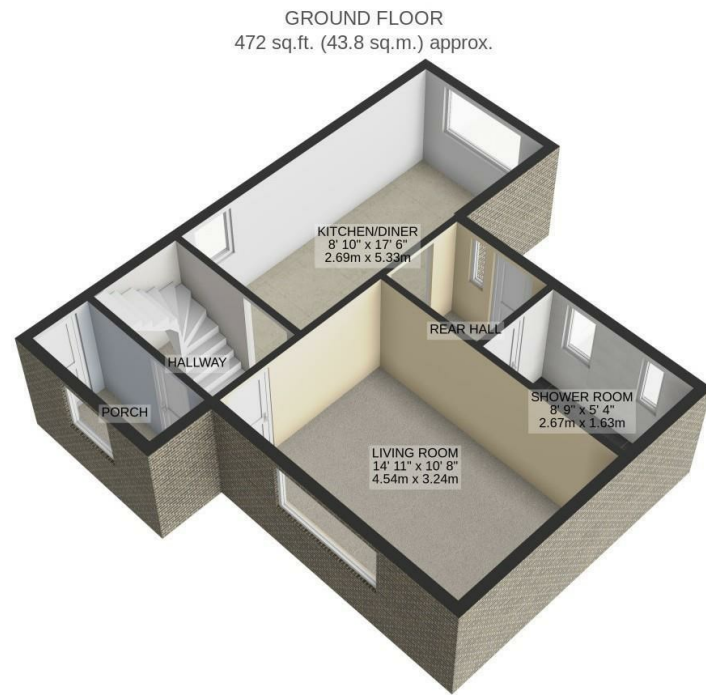


Grange Road, Geddington NN14 1AL



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- Three bedrooms
- Double fronted plot with Parking and arage
- Gas central heated and double glazed
- Re-fitted Kitchen
- Modern Shower Room (ground floor)
- Countryside views to the rear

PRICE
£270,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** On a double fronted plot thus offering parking and a detached garage is THREE bedroom semi-detached Family home with larger than average rear garden that backs on to Farm land views. Gas central heated and double glazed. Porch, entrance hall, Lounge/sitting room with open fire. Re-fitted Kitchen/diner with integrated cooking faculties, inner lobby and rear hallway leading to modern Shower/W.C. Landing to Three bedrooms. Neighbouring properties shared pathway over.

Geddington is a much sought after Village which offers a primary school, pub, picturesque Church, an array of clubs and societies as well as fine rural walks

BEDROOM THREE

10'4 x 6'5 (3.15m x 1.96m)
Having double glazed window to rear with views towards open countryside (no radiator). The sellers have advised this one was the Main bathroom with pipework in place underfloor which may aid one who may wish to re-instate

ENTRANCE PORCH

Via double glazed panelled door with double glazed windows to side, further door to Main Entrance Hall

MAIN ENTRANCE HALL

Having stair case raising to first floor landing with storage cupboard under, double panelled radiator and panelled doors to extending Kitchen/Dining Room and Lounge/Sitting Room

LOUNGE/SITTING ROOM

14'10 x 10'6 (4.52m x 3.20m)
Having double glazed window to front and radiator under, open fire place

KITCHEN/DINING ROOM

17'6 x 8'11 (5.33m x 2.72m)
Having double glazed windows to both side and rear giving outlook to open countryside, tiled floor through to main kitchen areas, offering a range of refitted high and base level cupboard units with drawer space and work tops having tiled surrounds, built in oven, microwave and hob, further appliance space to include plumbing for automatic washing machine, boiler cupboard housing Worcester combination boiler, single drainer sink unit and door to Inner Lobby

INNER LOBBY

Having tiled floor, doorway to rear hallway which in turn having double glazed door to rear garden, further door to Refitted Shower Room

SHOWER ROOM

8'7 x 5'4 (2.62m x 1.63m)
Comprising shower cubicle, close coupled Wc and pedestal wash hand basin, tiled floor, opaque double glazed window to front and heated towel rail

LANDING

Having doors to Three Bedrooms, double glazed window to front, fitted double cupboard

BEDROOM ONE

16'3 x 12'8 (4.95m x 3.86m)
Having double glazed window to front with single panelled radiator under, laminated wood block style flooring, further double glazed window to rear with views towards open countryside, exposed brick fire breast (ornate fire place maybe available on separate negotiation)

BEDROOM TWO

10'4 x 8'1 (3.15m x 2.46m)
Having double glazed window to rear with views towards open countryside and radiator

OUTSIDE FRONT

Double gates giving vehicle access leading to Detached Garage and providing hard standing for parking, further path and gate leading to entrance porch and in turn rear garden

OUTSIDE REAR

The rear garden is an additional feature to the property being larger than average and mostly grassed and leading to farmland views to rear

GARAGE

16' x 8' (4.88m x 2.44m)
Prefab construction with up ad over door

AGENT NOTE

Please note there is a neighbouring right of way being outlined by way of grey dot on the guide plan showing in the marketing images



call to view 01536 418100

