



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Queen Street, Geddington NN14
"Geddington's Best Kept Secret"

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"Geddington's Best Kept Secret"

This quite exceptional cottage is discreetly positioned in the heart of Geddington with lovely walks, the historic Queen Eleanor Cross, Pub, Primary school and of course the historic bridge and Ford only moments away. The attractive stone and red brick facade of the cottage is very aesthetically appealing and the equally impressive interior is extremely versatile. The living room enjoys a feature fireplace with living flame coal effect gas fire leading to a flexible dining /study area and the impressive limed Oak style kitchen/ breakfast room is a perfect social space with a range of integrated appliances. Upstairs the landing leads to the principal bathroom and three bedrooms are arranged over two floors with both the master bedroom and guest bedroom benefiting from an ensuite. The secluded setting benefits from a lovely courtyard garden to the front with useful storage room and the rear garden is arranged with easy care in mind, enclosed by a combination of timber fencing and stonewalling. A most individual home and setting.

Living Room - 3.81m x 3.53m (12'6" x 11'7")

Kitchen/Breakfast Room - 4.11m x 3.89m (13'6" x 12'9")

Dining Room - 2.31m x 1.91m (7'7" x 6'3")

Bathroom - 2.67m x 1.93m (8'9" x 6'4")

Bedroom 2 - 6.88m x 2.92m (22'7" x 9'7")

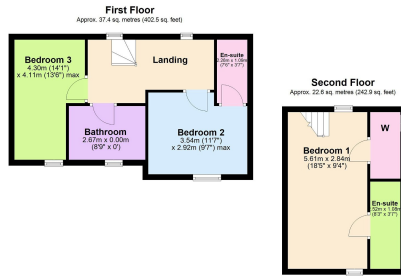
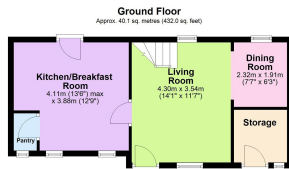
Ensuite - 2.29m x 2.92m (7'6" x 9'7")

Bedroom 3 - 4.11m x 2.51m (13'6" x 8'3")

Bedroom 1 - 5.61m x 2.84m (18'5" x 9'4")

Ensuite - 2.51m x 1.09m (8'3" x 3'7")





Total area: approx. 100.1 sq. metres (1077.3 sq. feet)

- Cottage
- Village Location
- Three Bedrooms
- Council Tax: C
- Character Features
- No Chain
- Two Reception Rooms
- EPC RATING: E



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

