



**HENDERSON
CONNELLAN**
VILLAGE & COUNTRY
for sale
01536 418888

**HENDERSON
CONNELLAN**
ESTATE AGENTS

Halls Close, Geddington NN14

"Grounds for Excitement"

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"Grounds for Excitement"

This impressive, detached home occupies a very special plot with generous wrap around gardens discreetly positioned in this select cul de sac, the village church providing an impressive backdrop. The versatile interior benefits from gas central heating, mostly UPVC double glazing and solar panels providing efficiency and an income of circa £1000 per annum to include an entrance hall, living room with attractive feature fireplace enjoying the warmth of a wood burner, generous kitchen and a separate formal dining room which could be an optional bedroom five if desired. The principal bathroom is well appointed with bath and separate shower enclosure, there are four bedrooms and a washroom. Outside a private driveway offers parking for three/four cars leading to a single garage, the mature wrap around gardens are home to colourful plantings, a wild pond and stone walling, the size offers scope to extend subject to planning permission. Geddington has a primary school, pub, Church, Park, bowling green and tennis courts as well as fine rural walks. A home and plot with so much potential.

Living Room - 6.45m x 3.33m (21'2" x 10'11")

Kitchen - 3.58m x 3m (11'9" x 9'10")

Dining Room/ Bedroom 5 - 3.89m x 3.02m (12'9" x 9'11")

Bathroom - 3.28m x 2.41m (10'9" x 7'11")

Bedroom 1 - 4.19m x 3.2m (13'9" x 10'6")

Bedroom 2 - 3.18m x 2.34m (10'5" x 7'8")

Bedroom 3 - 3.56m x 2.54m (11'8" x 8'4")

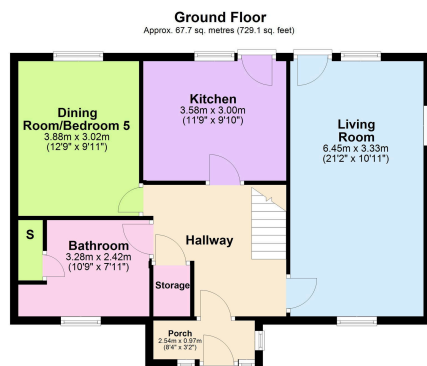
Bedroom 4 - 3.2m x 1.63m (10'6" x 5'4")

WC - 1.73m x 0.99m (5'8" x 3'3")

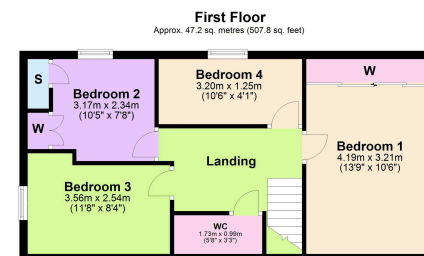




- Detached
- Large Potential
- Generous Plot
- Village Location
- EPC RATING: PENDING
- UPVC Double Glazing
- Gas Central Heating
- Four/ Five Bedrooms
- Parking For Three/Four Cars
- COUNCIL TAX: D



Total area: approx. 114.9 sq. metres (1236.9 sq. feet)



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,
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