



17 Grafton Road  
Kettering, NN14 1AJ



**Simpson & Partners**

A Charming Piece of History in Geddington.

Offered for sale with no onward chain, this superb Grade II listed thatched cottage is nestled in the heart of the historic village of Geddington. Steeped in character and rich in heritage, the property is believed to have once served as the blacksmith's forge for the Broughton Estates, lending it a wonderfully unique story that few homes can boast.

The kitchen/dining room is a versatile and generously proportioned space, complete with stairs rising to the first floor and a door leading out to the rear garden, seamlessly connecting the home's interior with its outdoor space. The superb sitting room is undoubtedly the jewel in the crown of this cottage, featuring a stunning inglenook fireplace fitted with a log burner — the perfect centrepiece for cosy evenings and a beautiful reminder of the property's historic charm.

Ascending to the first floor, you will find two well-appointed bedrooms alongside a superb bathroom suite, which is elegantly finished with a luxurious roll-top bath, adding a touch of classic sophistication to everyday living.

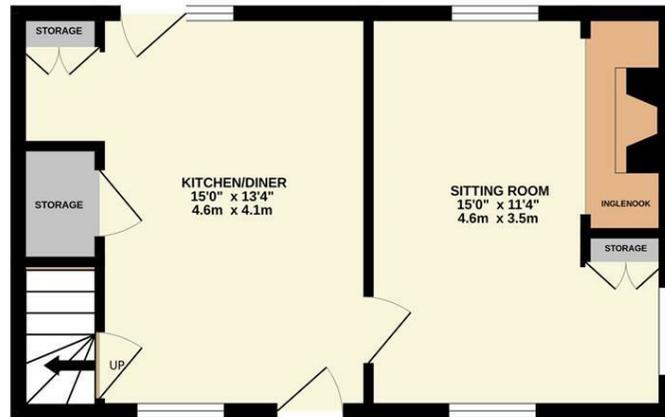
Outside, the property benefits from a good-sized rear garden, offering a private and peaceful retreat ideal for relaxing or entertaining. The cottage is further enhanced by gas radiator central heating, ensuring warmth and comfort throughout the seasons.

An internal viewing is an absolute must to truly appreciate the character, craftsmanship, and charm that this exceptional thatched cottage has to offer. Properties of this calibre and heritage rarely come to market, so early viewing is highly recommended.

Offers In Excess Of £285,000



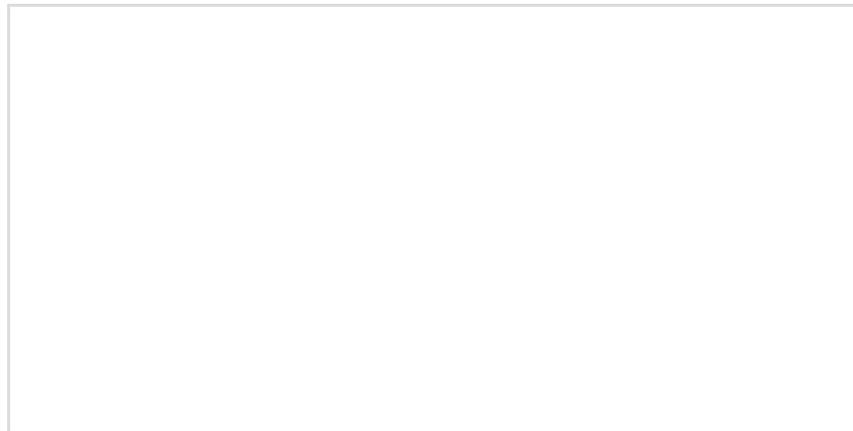
### GROUND FLOOR



### 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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