



BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£350,000

Queen Eleanor Road

Kettering, NN14 1AY

PROPERTY SUMMARY

Situated on the ever-popular Queen Eleanor Road in the picturesque village of Geddington, this beautifully extended three-bedroom semi-detached home combines charming original features with modern family living. From the moment you enter the spacious and welcoming entrance hall, the character of the property is immediately evident, with access provided to both the lounge and the dining room. These two rooms are linked by elegant double doors, allowing the spaces to flow seamlessly and creating an ideal layout for both everyday living and entertaining. The dining room opens directly into the fully fitted kitchen, forming the heart of the home. The property has been thoughtfully extended to include a bright and inviting snug area, complete with contemporary bifold doors that lead out to the rear garden, allowing natural light to flood the space. From the kitchen, the extension also provides access to a practical utility area and a convenient downstairs WC. On the first floor, there are two well-proportioned double bedrooms, each retaining the home's period charm, along with a beautifully refitted four-piece family bathroom. The loft has been skillfully converted to create a generous master bedroom, featuring fitted storage solutions and offering a peaceful retreat. Externally, the south-facing rear garden is a true highlight. An attractive oak-covered patio area provides the perfect spot for outdoor dining and relaxation, with the remainder of the garden laid to lawn for easy maintenance. At the far end of the garden, a useful outhouse offers excellent storage or potential for a hobby space. Being sold with no onward chain, this exceptional home offers a rare opportunity to secure an extended, characterful property in one of Geddington's most desirable locations.

3



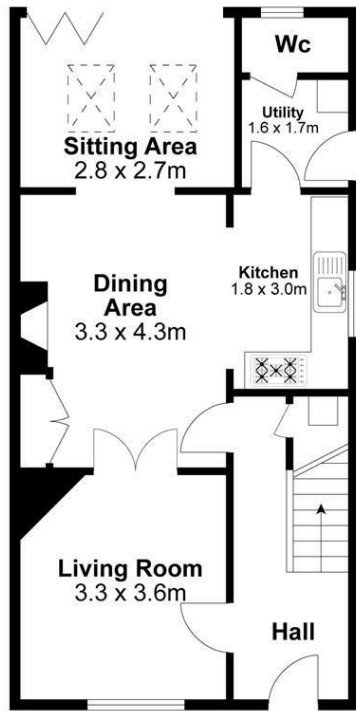
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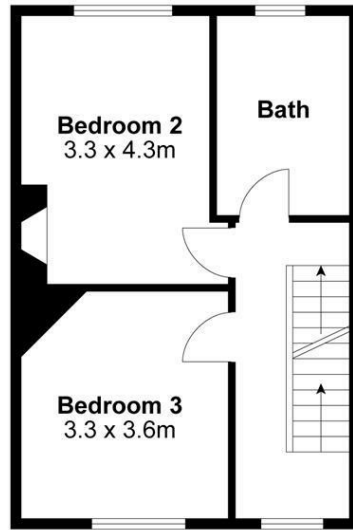
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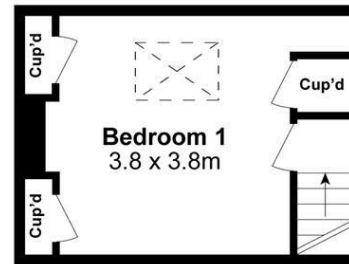




Ground Floor



First Floor



Second Floor

Internal Area Approx. : 110m²

For identification only not to scale

BRENNAN
BESPOKE

LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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