



**25 Queen Street, Geddington, Kettering NN14 1AZ**  
**Guide Price £150,000**

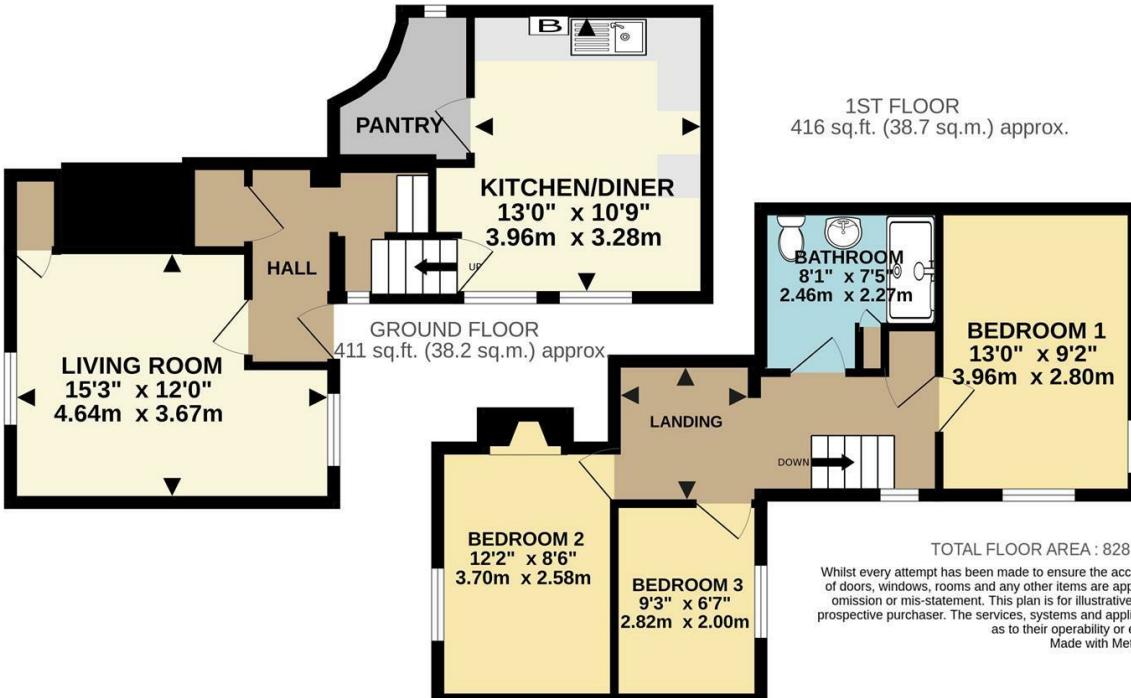
**Tenure: Freehold**

**Council Tax Band: C**

**CASH BUYERS ONLY** A unique 3 bedroom stone cottage which is part of a grade 2 listed stone property now arranged as 4 dwellings set in the heart of this sought after village just a short walk from the historic pack horse bridge and Queen Eleanor Cross. This delightful quirky property is tucked away from the road behind 19, 21 and 23 Queen Street with a large garden which is not overlooked from behind. As with many village homes there is a right of way to the rear of number 19. A site plan is available on request which illustrates the site and rights of way. This property offers well proportioned rooms with gas fired radiator central heating. There is no upward chain and early viewing is strongly recommended in order to appreciate the unique qualities that this property and location offer. EPC exempt.

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## VIEW FROM BOTTOM OF GARDEN



- Delightful stone property located away from Queen Street
- Large garden not overlooked from behind
- 3 good bedrooms, first floor shower room
- Spacious living room, delightful kitchen with pantry
- Gas central heating. No chain
- Grade 2 listed. EPC exempt



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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