

# BRENNAN

BESPOKE

£525,000

Chase Hill

Kettering, NN14 1AG

Nestled within a quiet cul-de-sac in the highly desirable village of Geddington, this modern and beautifully presented detached family home offers the perfect balance of village living and contemporary comfort. Set back from the road with a private driveway to the front, the property enjoys an enviable position within one of Northamptonshire's most cherished and historic villages. From the moment you step inside, the home exudes a warm and welcoming atmosphere. The central hallway leads through to a spacious lounge, ideal for relaxing evenings, while to the rear sits a superb open-plan family and dining room – a fantastic space for everyday living and entertaining. Bi-Fold doors open directly to the garden, allowing light to flood in and creating a seamless connection between indoor and outdoor living. The modern kitchen is designed for both style and practicality, featuring sleek finishes and access to the garden, making it perfect for anyone who enjoys cooking and hosting. A downstairs cloakroom and useful storage cupboards add further convenience, alongside an integral garage offering multiple possibilities such as a home gym, workshop or future conversion. Upstairs are four generously sized bedrooms, including a principal suite with its own private modern ensuite. The remaining bedrooms are served by a contemporary family bathroom, and there is additional storage on the landing. What truly sets this home apart is its exceptional outdoor space. The gardens extend to the side and rear, offering a rare amount of privacy, maturity and green lawn perfect for children, pets and summer entertaining. With a combination of lawn, mature borders and a patio seating area, it is an ideal space to unwind and enjoy peaceful village surroundings. Located in Geddington, residents benefit from picturesque rural walking routes, a thriving community, charming local amenities and excellent road links to nearby towns and commuter routes.

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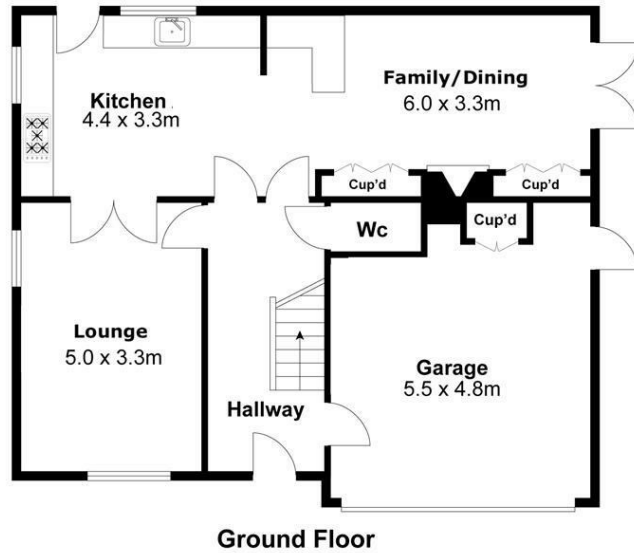
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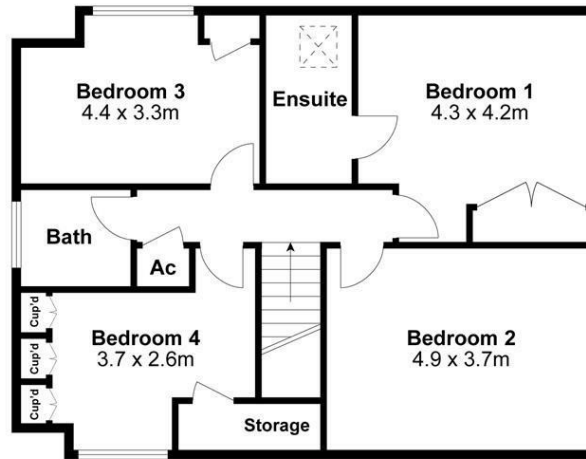
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Ground Floor



First Floor

Internal Area Approx. : 167m<sup>2</sup>

For identification only not to scale

**BRENNAN**  
BESPOKE

**OFFICE ADDRESS**  
BRENNAN BESPOKE  
2 The Tithe Barn Glendon Lodge Farm  
Glendon  
Kettering  
Northamptonshire  
NN14 1QF

**OFFICE DETAILS**  
01536 904400  
info@brennanbespoke.co.uk  
https://www.brennanbespoke.co.uk

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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