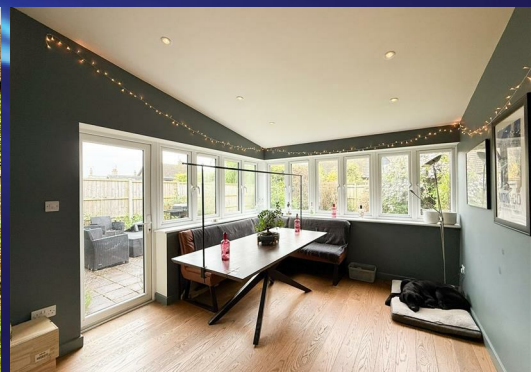




7 The Woodlands, , Geddington NN14 1BE

£365,000

Lucas Estate Agents are pleased to be offering this fantastic, renovated 3 bedroom property to the market with NO ONWARD CHAIN. Sitting on a large corner plot the gardens are extensive and there has been previous planning permission to extend this house into a 6 bedroom property. Walking through the front porch into the hallway you will find a door to the left that takes you into the large, dual aspect lounge with a feature log burner and large windows bringing in lots of natural light. Into the kitchen you will find a stunning chefs kitchen with large island in the middle and plenty of worktop space and units both at eye and base level. There is space for a large American fridge/freezer, dishwasher and a 90cm range style cooker (all available by separate negotiation). At the back of the kitchen there is a handy open pantry and under stairs storage cupboard. Into the dining room you will find a large space that is flooded with natural light from the wrap around windows onto the rear garden. This room features double French style doors onto the BBQ patio. On the other side of the kitchen you will find an inner hallway which has doors to the guest WC, separate cloakroom and the utility room complete with space and plumbing for washer/dryer as well as a plumbed in sink. Upstairs there are 3 very good sized bedrooms, 1+ 2 are both double rooms with built in wardrobes and bedroom 3 is a large single room with ample room for single beds or even a small double bed. The recently renovated bathroom has a stunning bath with mains shower over and then sink and toilet and features modern flooring and full wall tiling. The cupboard in the bathroom houses the boiler and acts as an airing cupboard also.

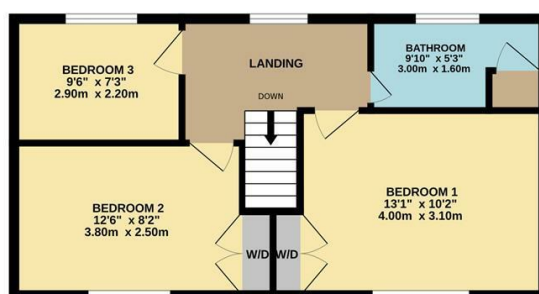
Tenure: Freehold
Energy Rating: C
Council Tax Band: C

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GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.

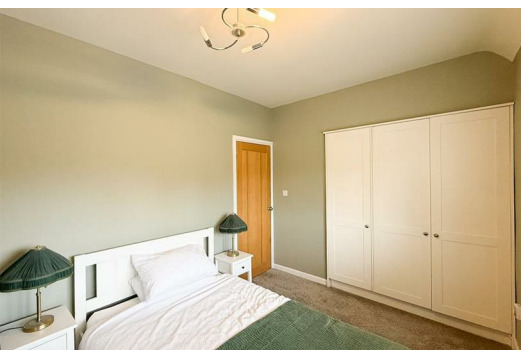


TOTAL FLOOR AREA: 1247 sq.ft. (115.8 sq.m.) approx.

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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- 3 Bedroom Property
- NO ONWARD CHAIN
- Parking For 5 Cars
- Large Rear Garden
- Modernised Throughout

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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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