



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Malting Lane, Geddington NN14

## "Historically Speaking"

3 1 2



## "Historically Speaking"

Situated in heart of Geddington, with direct views of the historic Queen Eleanor Cross this deceptively large red brick and stone cottage is full of character. The well presented interior features an entrance hall/utility area, a free flowing Kitchen/Dining room with select integrated appliances and granite worksurfaces, and a lovely living room enjoying the warmth of a wood burner, the perfect vantage point from which to admire the outlook, with views toward the Church. Upstairs there are three bedrooms arranged over two floors, the first floor with principal bathroom, a double bedroom and a single bedroom which would make a great home office, the second floor has a large double room which leads to a further generous room which could be a dressing room, study, hobby room or occasional bedroom four if required. Outside there is a lovely courtyard garden with walled enclosure providing a secluded feel. Geddington has a primary school, village pub, idyllic Church, historic bridge and Ford as well as open parkland and lovely rural walks – a home and village full of history!

**NB- Some photographs have been digitally enhanced for marketing purposes.**

**Living Room** - 4.44m x 4.06m (14'7" x 13'4")

**Kitchen** - 4.52m x 2.29m (14'10" x 7'6")

**Dining Area** - 2.29m x 2.06m (7'6" x 6'9")

**Entrance Hall** - 3.61m x 1.85m (11'10" x 6'1")

**Bathroom** - 4.42m x 1.45m (14'6" x 4'9")

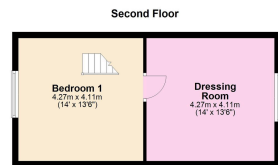
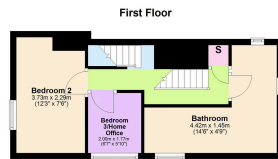
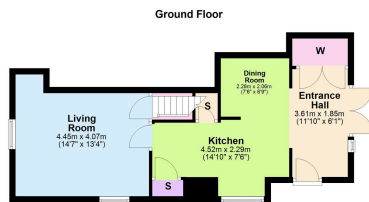
**Bedroom One** - 4.27m x 4.11m (14'0" x 13'6")

**Dressing Room** - 4.27m x 4.11m (14'0" x 13'6")

**Bedroom Two** - 3.73m x 2.29m (12'3" x 7'6")

**Bedroom Three/ Home Office** - 2.01m x 1.78m (6'7" x 5'10")





- Village Location
- Main Bedroom with Substantial Dressing Room
- Stone Cottage
- Utility Room
- EPC Rating: D
- Three Bedrooms
- Character Features
- Two Reception Rooms
- Three Levels
- Council Tax: C



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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