



# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£425,000**

**Bridge Street**

Kettering, NN14 1AD

For the first time in over 30 years this much loved family home on Bridge Street set in the very heart of Geddington village is now available to purchase. Enjoying a truly iconic position overlooking the Eleanor Cross and church, and offers a rare opportunity to purchase a home that is drenched in history and original character. Properties in this setting are seldom available to the open market, and this unique home combines the charm and presence you would expect from such a landmark location with practical features that are often hard to find in the village centre, including off-road parking and a private, secure rear garden. Inside, the accommodation is rich with period detail and original features, complemented by grand high ceilings that enhance the sense of space and create a striking backdrop for both everyday living and entertaining. The layout provides a strong balance of reception and bedroom accommodation, with multiple rooms that can flex to suit family life, home working or hosting guests, while the overall feel of the home is one of warmth, heritage and timeless appeal. To the rear, the garden offers a private and secure outdoor space, ideal for relaxing or entertaining, with the added benefit of a dedicated vegetable patch area for those who enjoy growing their own produce, and the convenience of off-road parking completing the lifestyle offering. With its unrivalled village-centre position, historic outlook and character throughout, Bridge Street represents a genuinely special home in one of Northamptonshire's most sought-after villages.

4

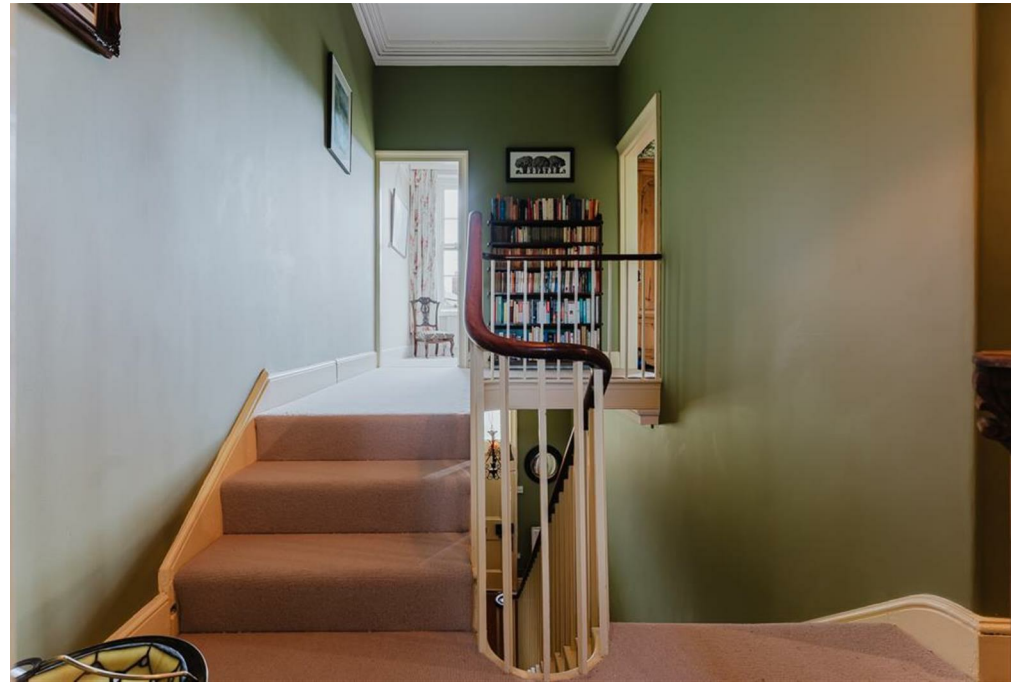


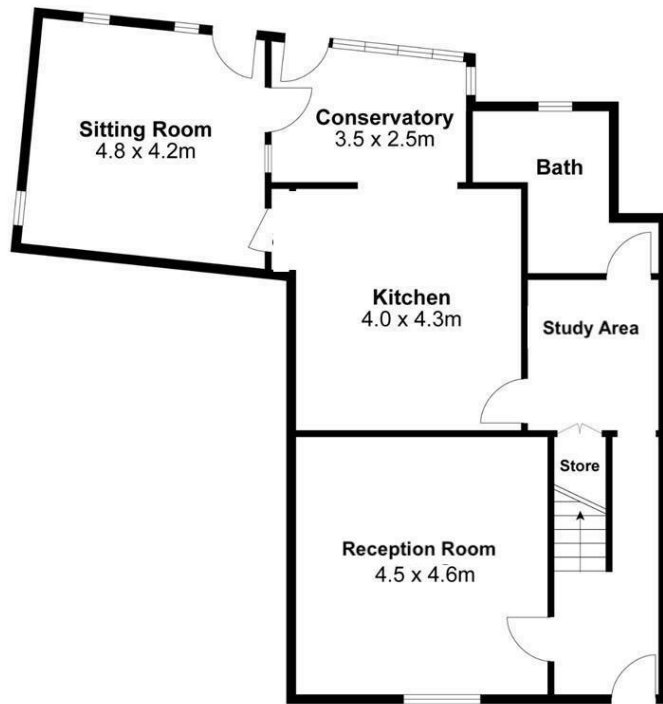
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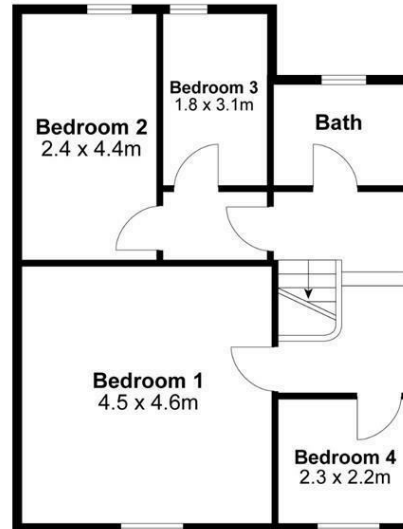
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Ground Floor



First Floor

Internal Area Approx. : 1593 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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

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