CHRIS GEORGE
THE ESTATE AGENT

22 Queen Eleanor Road, Kettering, NN14 1AY

Guide price £400,000

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KETTERING
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NN16 0DQ

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ROTHWELL
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Thrapston
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NORTHAMPTONSHIRE
NN14 4JH

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1A SPENCER COURT
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NORTHAMPTONSHIRE
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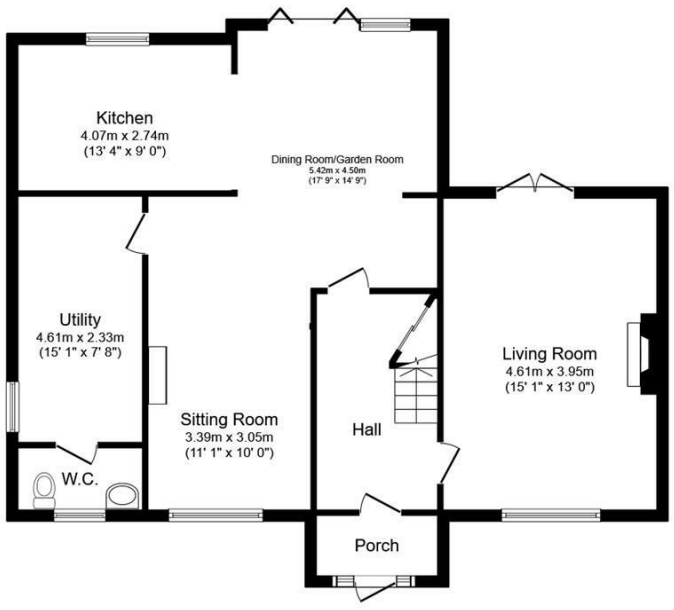
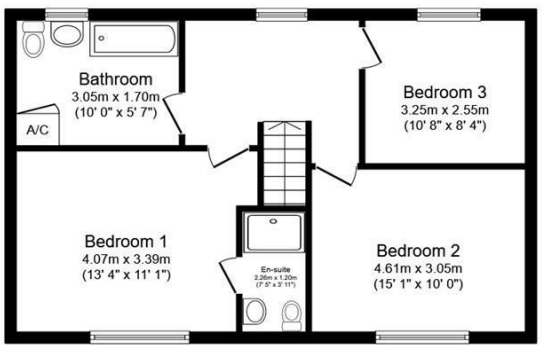


Ground Floor



First Floor

Total floor area: 151.7 sq.m. (1,633 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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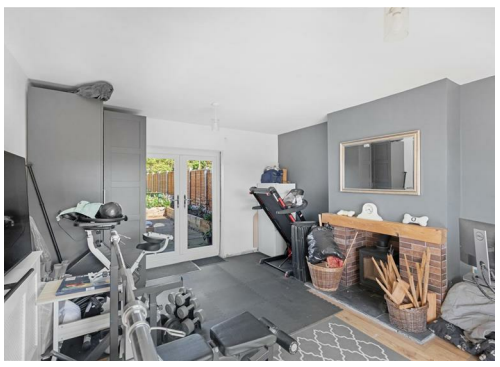
An incredible and thoughtfully extended three-bedroom semi-detached home, beautifully positioned within the highly desirable village of Geddington. Having been extensively renovated and improved by the current owners, this exceptional property combines stylish contemporary living with generous and versatile accommodation.

The standout feature is the fabulous extended open-plan kitchen, breakfast and family room, creating a superb heart to the home with a vaulted ceiling, skylights and direct access onto the landscaped rear garden.

Further benefits include a recently refitted Shaker-style kitchen with granite work surfaces, separate sitting room, utility room, ground-floor shower room/WC, modern family bathroom, UPVC double glazing, gas radiator central heating, off-road parking for two to three vehicles and a beautifully landscaped, generous rear garden.

Presented in fantastic order throughout and situated close to local schools, amenities and village facilities, an early viewing is highly recommended.



Property Description

Living Room
15'1" x 12'11" (4.60m x 3.94m)

Sitting Room
11'1" x 10'0" (3.39 x 3.05)

Dining Room / Garden Room
17'9" x 14'9" (5.42 x 4.50)

Kitchen
13'4" x 8'11" (4.07 x 2.74)

Utility
15'1" x 7'7" (4.61 x 2.33)

Bedroom 1
13'4" x 11'1" (4.07 x 3.39)

Bedroom 2
15'1" x 10'0" (4.61 x 3.05)

Bedroom 3
10'7" x 8'4" (3.25 x 2.55)

Bathroom
10'0" x 5'6" (3.05 x 1.70)