



40 Grange Road, Geddington, Kettering, NN14 1AL



£270,000

Stuart Charles are delighted to offer for sale this three bedroom home located in the picturesque village of Geddington, which is steeped in history and offers an excellent primary school, and public house along with excellent commuter links. The property is in need of slight modernization but there is great potential to extend and improve this home, as many homes in the area have already achieved this. The accommodation to the ground floor comprises of a porch, entrance hall, lounge, extended kitchen and ground floor shower room. To the first floor are three good size bedrooms. Outside to the front there is a driveway for multiple cars giving you access to the garage. To the rear you will find a larger than average garden with mature bushes and plants. There are stunning views over the countryside. The garden is surrounded by a mixture hedges and timber fence surround. Call now to arrange a viewing!

- COMBI BOILER
- POTENTIAL TO EXTENDED STPP
- OPEN FIRE PLACE
- LARGE REAR GARDEN
- VILLAGE LOCATION
- COUNTRY SIDE VIEWS
- GARAGE AND DRIVEWAY
- RIGHT OF WAY ACROSS THE BACK

Entrance Porch

Entered via a double glazed door to side elevation, door to:

Entrance Hall

Entered via a double glazed door to front elevation, radiator, stairs rising to first floor landing, understairs storage, door to:

Lounge

14'10 x 10'6 (4.52m x 3.20m)

Double glazed window to front elevation, radiator, open fire with feature surround.

Kitchen/Diner

17'6 x 8'11 (5.33m x 2.72m)

Fitted to comprise a range of base and eye level units with a sink and drainer, space for free standing fridge freezer, electric hob with electric oven and







extractor, double glazed window to rear elevation.

Shower Room

8'7 x 5'4 (2.62m x 1.63m)

Two double glazed window to rear elevation, shower cubicle, wash basin, WC, towel radiator.

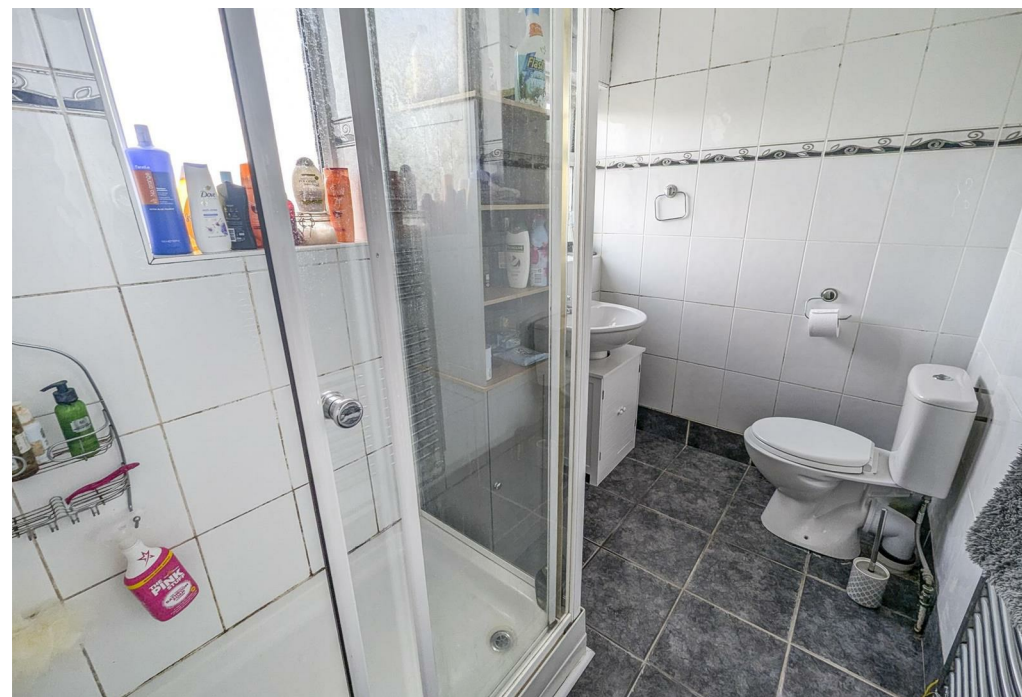
Landing

Double glazed window to front elevation, two storage cupboards, doors to:

Bedroom One

16'3 x 12'8 (4.95m x 3.86m)

Two double glazed windows to front and rear elevation, radiator.





Bedroom Two

10'1 x 9'0 (3.07m x 2.74m)

Double glazed window to rear elevation, radiator.

Bedroom Three

10'4 x 6'5 (3.15m x 1.96m)

Double glazed window to rear elevation.

Outside

Garage

Barn doors.







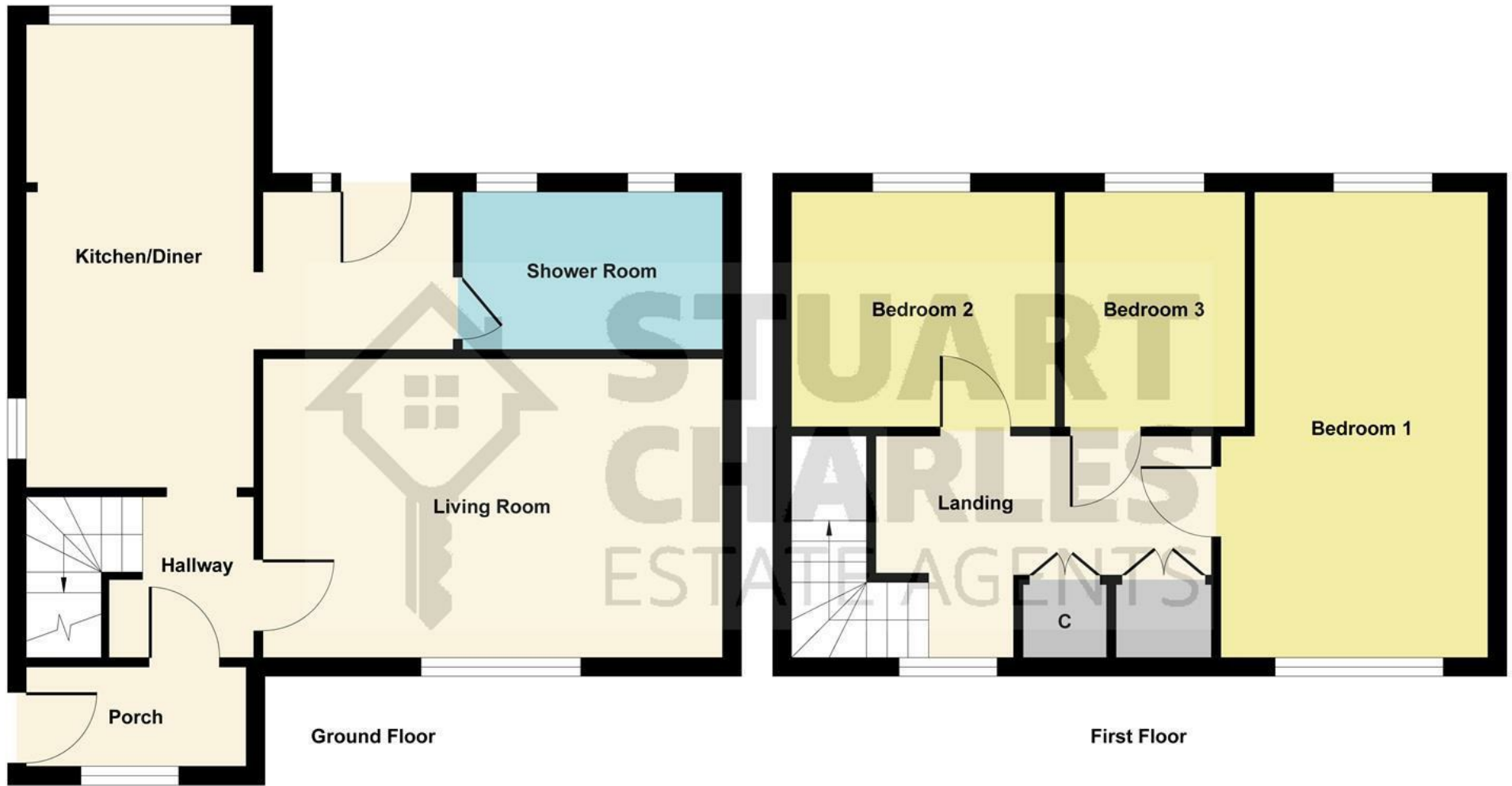


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	