

JAMES
SELICKS

Newton Road

GEDDINGTON, NORTHAMPTONSHIRE



Offered to the market for the first time in over 60 years, a traditional three bedroom semi-detached property located towards the edge of this thriving village, with open fields views to the rear.

Thought suitable for extension and renovation (subject to planning) • entrance hall • kitchen • through lounge dining room • three bedrooms • wet room • driveway • rear garden and open views to the rear • no upward chain •

Location

Historic Geddington has a river running through it and is thought to have the best surviving Eleanor Cross situated in the heart of the village. This lively village was voted Calor Village of the Year in central England 2007 and plays host to many clubs and activities such as dance classes, mums and tots and yoga all at the village hall, as well as a volunteer fire brigade which supports the community. There is also an infant and a junior school within the village.

Accommodation

The property, which is offered with no upward chain, has been lovingly cared for by its current owner, and is now thought suitable for extension and renovation (subject to planning consents).

The property is entered via a storm porch into an entrance hall with a uPVC double glazed front door with windows to the side, stairs to the first floor landing, alarm pad. There is a through lounge dining room, the dining area has a uPVC double glazed bay window to the front elevation, ceiling coving, and is open plan to the sitting room with uPVC to the rear elevation overlooking the garden, ceiling coving, built in storage cupboard, feature wood fireplace with gas living flame effect fire.

The kitchen has a uPVC double glazed door to the rear elevation, two uPVC double glazed windows to the side elevation, Baxi wall mounted boiler, a range of eye and base level units and drawers with worktops over, stainless steel sink and drainer unit, tiled walls and a tiled floor, and an electrical point.

Stairs rise to the first floor galleried landing with uPVC double glazed window to the side elevation. Bedroom one has a uPVC double glazed window to the rear elevation and views over the garden and the neighbouring paddock behind, and two built in wardrobes. Bedroom two has a uPVC double glazed window to the front elevation, and original picture rail. Bedroom three has a uPVC double window to the front elevation overlooking the front garden. The wet room has a uPVC window to the rear elevation, electric shower, wash hand basin with cupboard under and to the side, low flush WC and fully tiled walls.





Outside

To the front of the property is a tarmac driveway providing car standing for two vehicles, lawned front gardens with mature beds to the side, a front walled boundary with fencing to the side. Gated side access leads to a good sized rear garden with two original outhouses, several sheds, mature flower beds, lawned areas, greenhouse, previous vegetable plots and enclosed by fully fenced boundaries.

TENURE: Freehold

LOCAL AUTHORITY: North Northamptonshire

TAX BAND: B

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

Sat Nav

Postcode for the property is NN14 1AU, with the house number 21.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



21, Newton Road, Geddington, Kettering, Northamptonshire, NN14 1AU

Total approx. internal floor area = 74.9 Sq. M (806 Sq. Ft)

Total approx. floor area outbuildings = 4.6 Sq. (49 Sq.ft)

Total Approx Gross Floor Area = 245.4 Sq. M (855 Sq. Ft)

Measurements are approximate. Not to scale. For illustrative purposes only.

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