

13 Stamford Road
Geddington
NN14 1BB

£240,000 offers in excess of

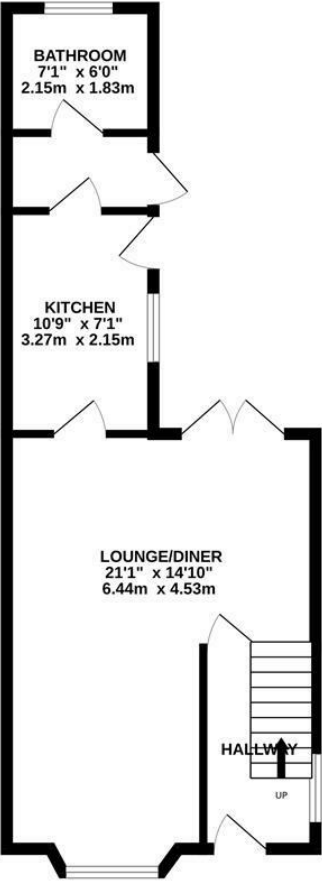


OSCAR JAMES

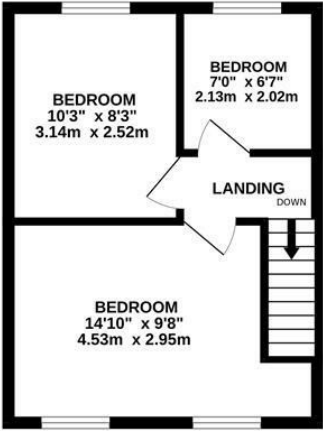
...expect excellence

FLOOR PLANS

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Lounge/diner



Generous refitted kitchen



Three bedrooms



Family bathroom



Secluded rear garden



Off road parking for two vehicles



WHAT'S GREAT?

Situated in the very popular village of Geddington this is definitely one to view!! Offered with NO ONWARD CHAIN and in excellent, clean, bright and decorative order this home will make the ideal first time buy or potential rental investment given its location.

Geddington is perfectly located for easy access to Corby, Kettering and main road links making this a superb village for those wanting a slice of village life but without being too remote. Geddington still benefits from a pub and a cafe as well as parks, primary school and the real sense of community continues on.

The property itself has a bright and welcoming entrance hall with stairs rising to the first floor, a large L - shaped lounge/diner leads to a modern refitted

kitchen to the rear which is a great size with plenty of work top and storage space, finally on the ground floor expect to find a family bathroom. To the first floor there are three bedrooms, all bright and airy.

Other benefits include a recently refitted combi boiler, UPVc double glazing with the vast majority of windows being recently re glazed, storage within the lovely window seat to the bay window at the front of the lounge, feature fireplace, off road parking for two vehicles in front of the property, side by side and finally the rear garden is an attractive and well maintained space for relaxing and entertaining with an excellent degree of privacy, decked area, retaining timber fencing and patio area as well as gated access to the front.

This property is a must view! Call sole selling agents Oscar James Kettering asap!

...expect excellence



SELLER'S SECRET

Having owned for many years this property has served us very well. The time now feels right to sell hence we have decided to come to market.



Why we like it....

Instantly this property presents extremely well, bright, clean and tidy and in ready to move in condition. Ideal for those wanting to move into the village or maybe someone whom lives in Geddington already but wants to get onto the property ladder. We very much look forward to showing prospective buyers around.

OSCAR JAMES

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To buy or not to buy....
