

13 Grange Road  
Geddington  
Kettering  
NN14 1AL

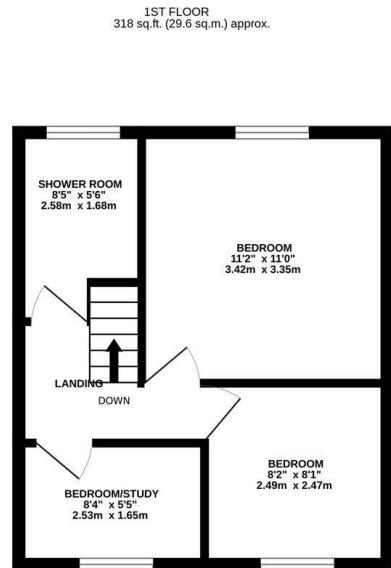
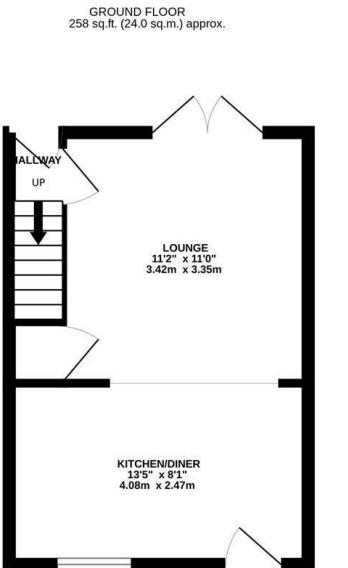
£280,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.  
Westley Jermyn does not guarantee the accuracy of these floor plans. Measurements of doors, windows, rooms and any other items shown are 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...



Open plan kitchen/diner/lounge



Brand new kitchen



Three bedrooms



Brand new shower room



Excellent size garden



On street parking



## WHAT'S GREAT?

An absolutely stunning home which must be viewed internally to appreciate it fully, offered to market with NO ONWARD CHAIN and situated in the ever popular village of Geddington which has a real sense of community and is ideally located for country walks and access to both Kettering and Corby.

The cottage itself has been completely renovated by the new owner having needed major refurbishment previously. Expect to find brand new heating, boiler, kitchen, shower room, flooring, windows and redecoration to name but a few.

Over the two floors expect to find an open plan living space with gorgeous newly fitted kitchen which benefits from a n integrated fridge/freezer, dishwasher and plumbing for washing machine, dining area and lounge with

open fireplace and French doors leading out to the garden.

To the first floor there are three bedrooms, two good size doubles and a single third, ideal for use as a single guest room or study. A brand new shower room has been beautifully fitted with a double cubicle and double shower attachment, illuminating wall mounted mirror, heated chrome towel rail and storage cupboard.

Outside the rear garden is an excellent size, southerly facing with a large lawn, patio area and retaining timber fencing (part of which is currently being refitted).

Call the delighted sole agents, Oscar James Kettering to make arrangements to view.

...expect excellence



## SELLER'S SECRET

Once I had viewed the cottage I knew I wanted to take the project on and make it like new again, I have thoroughly enjoyed doing the renovations and am very pleased with the final results. My original plans were to live here but things have changed and I am now looking to sell with no onward chain. I very much hope the new owners love living here as much as I intended.



## why we like it....

Absolutely gorgeous property, amazing finish inside and larger in person than expected. We cannot wait to show prospective purchasers around. Call to view asap!

To buy or not to buy....

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**OSCAR JAMES**

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