

4 West Street
Geddington
NN14 1BD

£260,000 offers in excess of



OSCAR JAMES

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WHAT'S GREAT?

A stunning 18th century grade two listed stone cottage situated in the heart of Geddington Village which will provide an idyllic setting for someone new. The village itself is very well serviced by a local pub, cafe, primary school and cricket ground which creates a superb community atmosphere for all to enjoy.

The cottage itself is in superb condition and presentation internally with accommodation consisting of an entrance hall with storage cupboard, a spacious and bright lounge/diner to the front with window seats, feature open fireplace and exposed beams, the kitchen to the rear is a good size with storage cupboards and work top space, butler sink, range oven (subject to negotiation), integrated dish washer, plumbing for washing machine, floor heater and space for fridge/freezer.

To the first floor there are three bedrooms, two of which have fitted storage and exposed beams and a spacious shower room with sink and WC complete this floor.

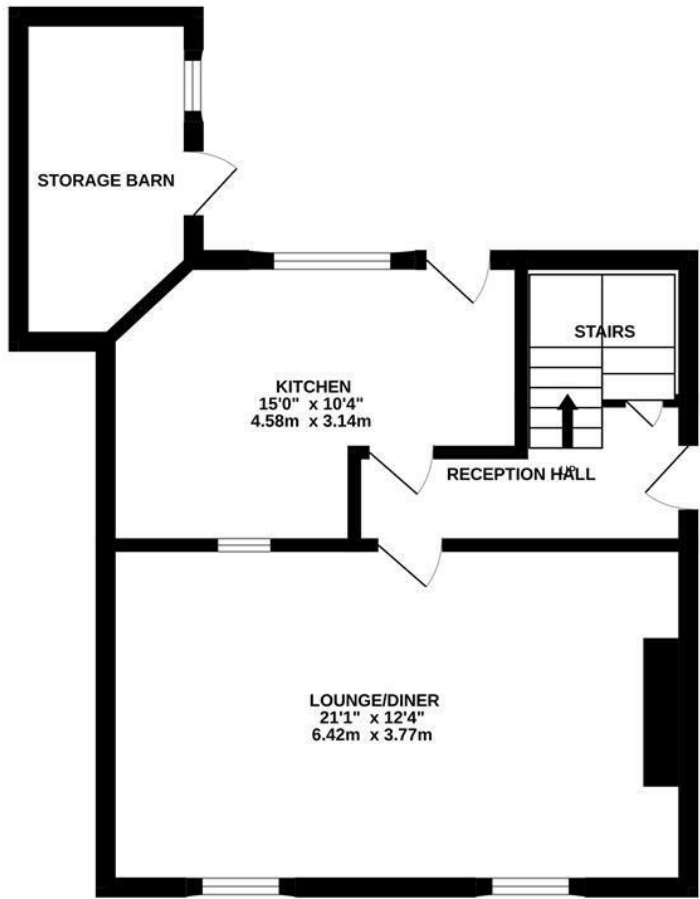
Outside there is a secluded rear courtyard garden, low maintenance with seating area, brick built outhouse providing storage or space to potter or work depending on preference or requirements, with gated access to the front.

Call sole selling agents Oscar James Kettering to make arrangements to view.

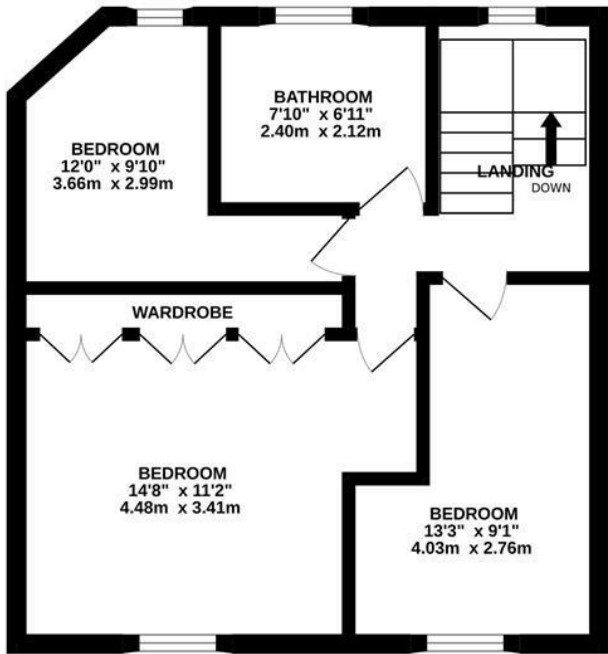
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Floor Plan

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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



Modern fitted kitchen



Three bedrooms



Shower room



Courtyard garden



On street parking





SELLER'S SECRET

Without a doubt we have been extremely happy here over the years, the Village is absolutely lovely, plenty to do and a real sense of community with lots of events over the summer months. We will be relocating completely out of the area for a change of pace of life and will likely find somewhere close to the sea! Happy to work with a buyer regarding timescales and could potentially sell with no chain it if helps and makes a difference.



Why we like it....

A superb cottage which has it all, location, condition and size, a definite must view property, we very much look forward to showing buyers around!

OSCAR JAMES

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To buy or not to buy....
