

2 Grange Road
Geddington
Northamptonshire
NN14 1AL

£450,000 offers in excess of

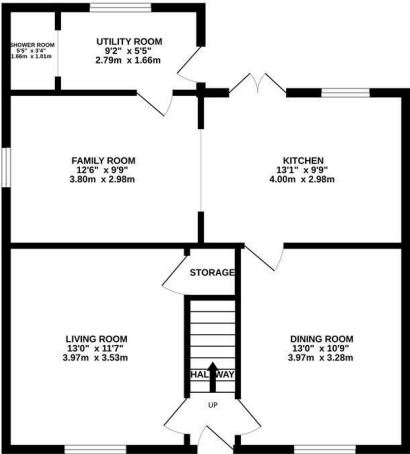


OSCAR JAMES

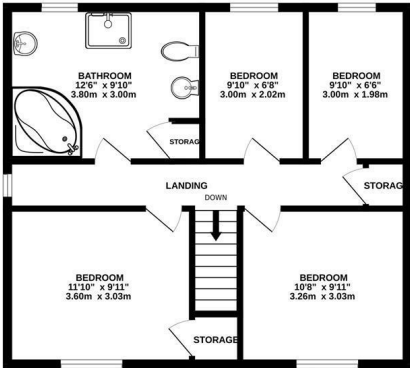
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FLOOR PLANS

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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...



Three reception rooms



Refitted kitchen



Four bedrooms



Family bathroom and ground floor shower/WC



Fabulous large garden



Ample off road parking



WHAT'S GREAT?

Absolutely exceptional!! This property is not only stunning internally it has a superb plot within the very popular village of Geddington and has parking for numerous vehicles.

Having been extensively improved by the current owner Rose Cottage presents itself in the most superb way with a refitted composite front door greeting you first leading into the entrance hall, there is a separate lounge with bespoke hand made storage cupboard to one side, a generous dining room again with bespoke storage cupboards, shelving and hard flooring, to the rear of the property there is a stylish refitted kitchen/family room with French doors leading out to the garden, spot lights to ceiling and a lovely seating area for relaxing in addition to the lounge. A utility room with shower and WC can also be found on the ground floor to the rear of the property.

Upstairs the fabulous decoration continues throughout with spot lights to the hallway which leads to the four bedroom, the main has a quirky dressing table space to the side with its own window to front, a huge five piece family bathroom which consists of a corner bath, separate shower cubicle, bidet, WC and sink.

Key features of note to mention in addition to the handmade storage cupboards and new kitchen are the refitted beautiful windows (to the majority of the house), the full redecoration, including reskimming throughout and landscaping of the garden which is now laid to a lush green lawn spanning the vast rear space with a huge patio area, newly fitted fencing makes the garden feel nicely enclosed and secure and finally the newly laid block paved driveway provides ample parking for many vehicles.

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

...expect excellence



SELLER'S SECRET

Without a doubt we are very proud of our home and the improvements we have made since owning the property, it has taken a good amount of effort but we love how it has turned out and really hope the new owners are impressed and happy with it from the moment they move in.



Why we like it....

We love this home!! Presented in the best way it possibly can we cannot wait to show prospective buyers what it has to offer, you cannot fail to be impressed!

OSCAR JAMES

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To buy or not to buy....
