



## 11 Wood Street, Geddington, Kettering NN14 1BG

### Guide Price £235,000

A spacious 4 bedroom semi detached cottage with the accommodation spread over 3 floors. The property is need of modernisation and refurbishment but offers the chance of an exciting project for anyone looking for something that bit different and in a choice village location not far from open countryside. There is gas central heating and an enclosed front garden with southerly aspect. On the other side of the shared footpath there is a brick store and another small area of garden.

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## Location

Geddington is a highly desirable village located about 3.5 miles north of Kettering and 5 miles south of Corby. There are frequent rail services to London St Pancras International from Kettering station - about 4.75 miles. Corby station, about 5 miles, also has services to London via Kettering. At the heart of this village is the ancient pack horse bridge over the river Ise and an Eleanor Cross. There is a primary school, tea shop, 3 pubs and beautiful open countryside all within a short walk.

## Kitchen

3.83 max x 3.3 max (12'6" max x 10'9" max)

Walk in cupboard with gas boiler

## Lobby

Small window

## Utility/Store

1.61 x 1.2 (5'3" x 3'11")

Small window

## Cloaks/wc

1.2 x 1.51 (3'11" x 4'11")

Small window

## Living Room

3.46 max x 3.61 (11'4" max x 11'10")

Door to staircase

## First Floor Landing

### Bedroom 1

3.98 x 2.86 (13'0" x 9'4")

### Bedroom 2

3.55 x 2.68 (11'7" x 8'9")

## Bathroom/wc

2.68 x 1.83 (8'9" x 6'0")

## Second Floor Landing

### Bedroom 3

3.96 x 4.85 max floor depth (12'11" x 15'10" max floor depth)

Restricted head room to very front and rear

### Bedroom 4

3.44 max x 3.65 max (11'3" max x 11'11" max)

Restricted head room to front

## Outside

7.88 (25'10")

Enclosed front garden which has a southerly aspect. Approximately 8.39 m (27'6") maximum depth x 7.88 m (25'10") wide. The front garden is accessed through a gate from a footpath off Wood Street. On the other side of the footpath there is a store. Please note that there is no garden to the rear.

## Store

3.47 max width x 3.08 deep (11'4" max width x 10'1" deep)

To the side of the store there is a small area of garden and access to another small store suitable for bins

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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