



37 Chase View Road, Geddington, Kettering, NN14 1AQ



**£250,000**

Stuart Charles are delighted to offer for sale this three bedroom home located in the picturesque village of Geddington. Located in quiet cul de sac, walking distance to schools and local amenities an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, lounge, dining room, and kitchen. To the first floor are three good size bedrooms and a three piece family bathroom. Outside to the front there is a block paved driveway for multiple cars and side gate for access to the rear garden. To the rear you will find a larger than average garden with a mixture of patio, ponds, laid lawn and mature bushes and plants. There is also a summer house, green house and shed. The garden is surrounded by a mixture hedges and timber fence surround. Call now to arrange a viewing!!.

- NO CHAIN
- NEW CONSUMER UNIT
- LARGE REAR PRIVATE GARDEN
- LARGE LOUNGE/DINER
- COMBI BOILER
- DRIVEWAY FOR MULTIPLE CARS
- CONSERVATORY
- VILLAGE LOCATION

### Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, door to:

### Lounge

13'6 x 10'10 (4.11m x 3.30m)

Double glazed window to front elevation, radiator, feature surround fireplace, tv point, telephone point, opening to:

### Dining Room

10' x 8'3 (3.05m x 2.51m)

Radiator, double glazed patio doors to rear, opening to:

### Conservatory

9'10 x 9'7 (3.00m x 2.92m)

Brick built base, power and lights, radiator, double glazed windows and French doors to side.













## Kitchen

16'11 x 11'2 (5.16m x 3.40m)

Fitted to comprise a range of base and eye level units with a sink and drainer, space for free standing fridge freezer, space for washing machine, range cooker and extractor, double glazed window to rear elevation, double glazed door to side elevation.

## Landing

Airing cupboard, loft access, doors to:

## Bedroom One

14'2 x 11'9 (4.32m x 3.58m)

Double glazed window to front elevation, radiator.









### Bedroom Two

12'11 x 10'3 (3.94m x 3.12m)

Double glazed window to rear elevation, radiator.

### Bedroom Three

11'3 x 7' (3.43m x 2.13m)

Double glazed window to side elevation, radiator.

### Bathroom

8'3 x 5'6 (2.51m x 1.68m)

Fitted to comprise a three piece suite comprising a large panel bath, low level pedestal, low level wash hand basin, radiator, double glazed windows to rear.

### Outside

To the front there is a block paved driveway for









multiple cars and side gate for access to the rear garden.

To the rear you will find a larger than average garden with a mixture of patio, ponds, laid lawn and mature bushes and plants. There is a summer house. The garden is surrounded by a mixture hedges and timber fence surround





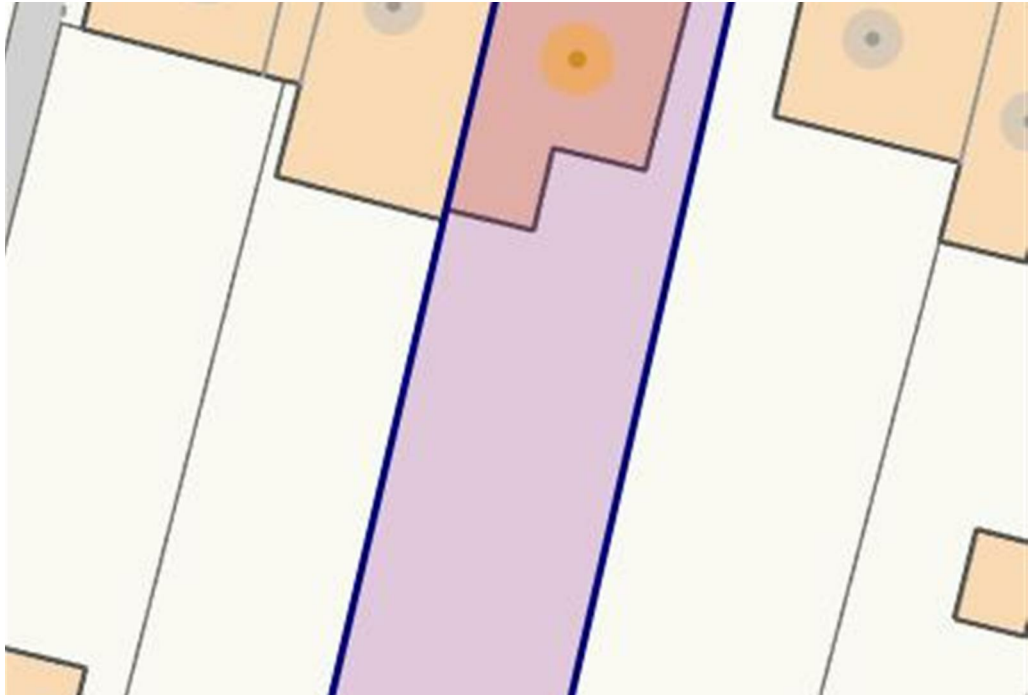






Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-40 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 