

HENDERSON CONNELLAN

ESTATE AGENTS



Queen Eleanor Road, Geddington NN14

"Laburnum House"

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This substantial, extended detached residence occupies an enormous plot in this most desirable of villages. Geddington offers a picturesque church, the Queen Eleanor Cross, primary school, three pubs and lovely rural walks. The palatial interior includes entrance hall, guest cloakroom, living room with a wood burner, formal dining room and a family room, kitchen/breakfast room with complimenting utility. Upstairs you will find the family bathroom and four double bedrooms. Outside the property has a single garage and the frontage is neatly kept. The rear garden has been beautifully planted and maintained with large lawn and patio areas, kitchen garden and various outbuildings. A most impressive home and garden

Living Room - 6.71m x 4.5m (22'0" x 14'9")

Dining Room - 3.63m x 3.33m (11'11" x 10'11")

Family Room/Study - 3.33m x 3.63m (10'11" x 11'11")

Kitchen - 3.33m x 3.23m (10'11" x 10'7")

WC - 2.08m x 1.09m (6'10" x 3'7")

Utility Room - 2.87m x 2.18m (9'5" x 7'2")

Bedroom One - 4.57m x 3.48m (15'0" x 11'5")

Bedroom Two - 3.63m x 3.35m (11'11" x 11'0")

Bedroom Three - 3.76m x 3.35m (12'4" x 11'0")

Bedroom Four - 3.66m x 3.07m (12'0" x 10'1")

Bathroom - 0m x 2.39m (0'8" x 7'10")

- Gas Central Heating
- UPVC Double Glazing
- Substantial Detached Home
- Four Bedrooms
- Generous Plot
- Village Setting
- EPC RATING: D
- COUNCIL TAX: E

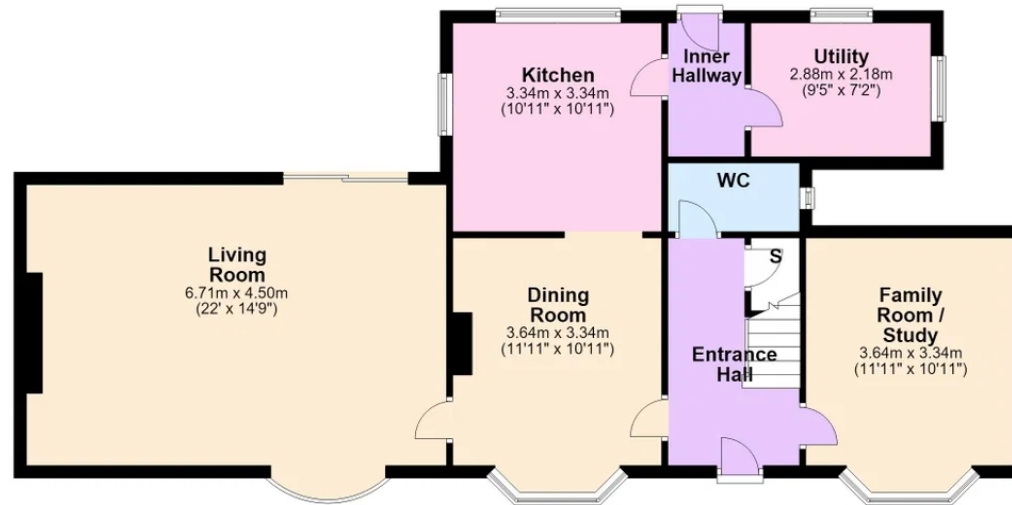
Tenure: Freehold





Ground Floor

Approx. 87.8 sq. metres (944.6 sq. feet)



First Floor

Approx. 74.1 sq. metres (798.1 sq. feet)



Total area: approx. 161.9 sq. metres (1742.7 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

