



the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

#### BUYERS ADMINISTRATION FEE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

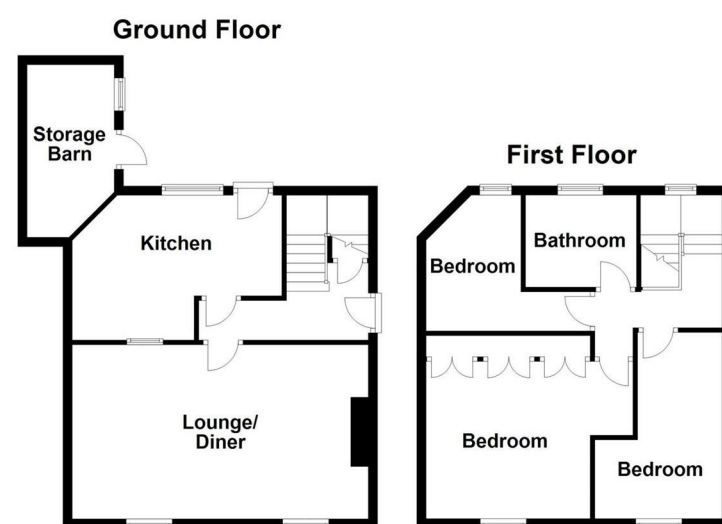


#### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyer's premium charge of £2,400 (£2,000 plus VAT).

#### COUNCIL TAX

North Northamptonshire Council - Band D



Not to scale. For illustrative purposes only

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## 4 West Street, Geddington, Kettering, NN14 1BD



**For auction £200,000**

FOR SALE BY AUCTION ON WEDNESDAY 18TH FEBRUARY 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £200,000 to £225,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

Nestled in the heart of the Northamptonshire countryside, this charming Grade 2 listed cottage is located within the picturesque village of Geddington. Full of character and offering warm, inviting accommodation, the property combines period charm with practical living. The ground floor features a welcoming entrance hall leading to an open-plan lounge/dining area and kitchen, ideal for modern-day living. Upstairs, the first floor offers three well-proportioned bedrooms and a contemporary shower room. Externally, the property benefits from a private rear courtyard garden, complete with an outdoor store providing excellent storage or potential for conversion into a home office.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

12'04 x 3'04

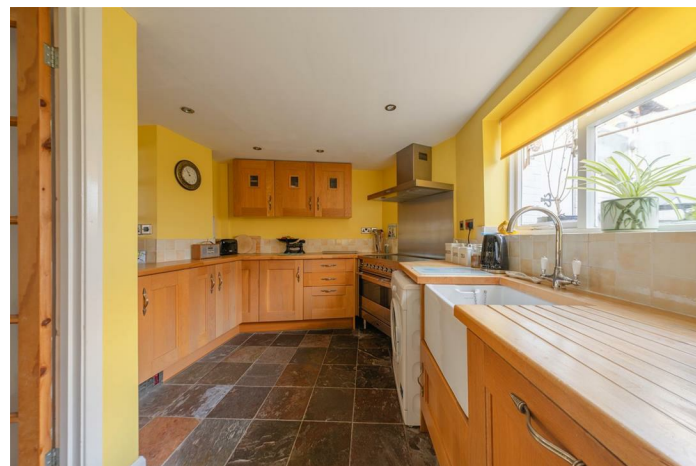
Entered via a solid oak front door there are stairs rising to the first floor with doors leading to:-



#### KITCHEN

13'09 x 10'02

Fitted with a range of floor and wall-mounted cabinets and composite worktops. There is space for a washing machine and an electric induction oven with a Belfast ceramic sink overlooking the windows to the rear garden. There is space for a fridge/freezer and door to the rear.



#### LOUNGE/DINER

20'02 x 12'06

A wonderful family area offering an open-plan lounge/dining area. There are windows to the front elevation with seats below, a very nice open fire with a brick surround and engineered oak flooring throughout.



#### DINING AREA



### FIRST FLOOR

#### LANDING

Windows to the rear elevation and doors to:-

#### BEDROOM ONE

13'03 x 11'06

Windows to the front elevation, there is space for a double bed with integrated low-level storage and a wonderful original oak floorboard.



#### BEDROOM TWO

13'06 x 9'10

Space for a double bed with a window to the front elevation.



#### BEDROOM THREE

9'10 x 7'07

Window to the rear, this room is a suitable study and could accommodate a single bed.



#### BATHROOM

7'00 x 6'06

Suite comprising shower cubicle, WC and hand wash basin with a window to the rear elevation.

### OUTSIDE

#### REAR GARDEN

Mainly laid to paving with a walled boundary. There is side access and steps leading to an outdoor store which is suitable for converting into a home office.



### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell

For further information on viewing call 01604 259773