



46B QUEEN STREET GEDDINGTON

£1,850 PCM

Situated in the highly desirable village of Geddington, this beautifully presented three-bedroom character cottage offers spacious and versatile accommodation, blending period charm with modern convenience. The property is entered via a welcoming porch leading into the entrance hall, where stairs rise to the first floor and a convenient ground floor W/C is neatly positioned beneath the staircase. To the front of the property are two generously proportioned reception rooms, both benefiting from attractive bay windows. The spacious lounge provides an excellent living space, while the separate dining room offers an ideal setting for family meals and entertaining. To the rear, the well-sized kitchen/breakfast room is fitted with a range of storage units and provides plumbing for white goods, creating a practical and functional space for everyday living. The first floor comprises two large double bedrooms, both enjoying fitted storage and front-facing aspects. The principal bedroom further benefits from a three-piece en-suite shower room. A third bedroom and a family bathroom complete the accommodation. The bathroom features a four-piece suite including a separate shower and bath and enjoys Jack-and-Jill access from both the landing and the second bedroom. Externally, the property offers a small garden area and off-road parking. The garden is not enclosed. Offered in excellent condition throughout and located within one of Northamptonshire's most sought-after villages, this delightful cottage is available immediately and is sure to attract strong interest. Viewing is highly recommended. Rent: £1850 PCM. Deposit: £2,134.62. Council Tax Band: C. EPC Rating: To Follow. Unfurnished. Available Now.

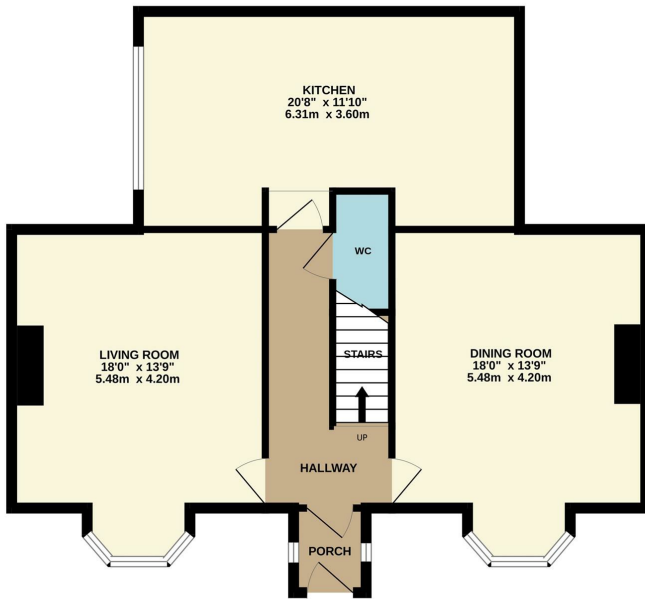


- Three Bedrooms • Two Reception Rooms • Ensuite Bathroom • Village Location • Character Property • Available Now • Off Road Parking • Council Tax Band C

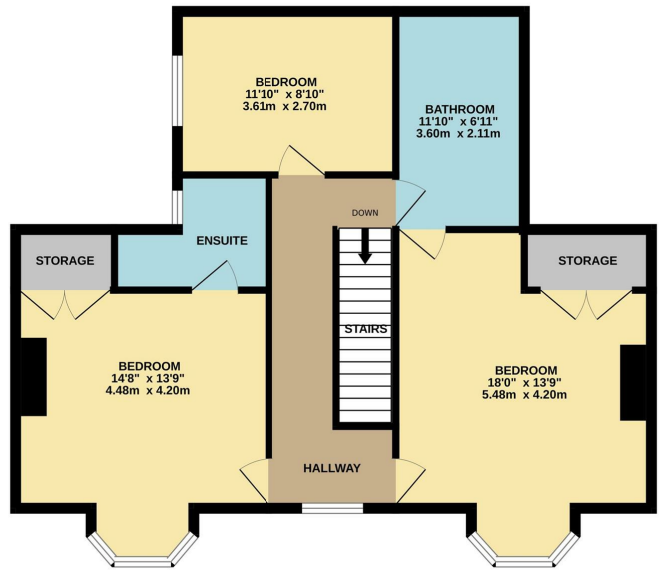




GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1557 sq.ft. (144.6 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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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

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings
60 High Street
Burton Latimer
Northamptonshire
NN15 5LB

01536 723561
info@carter-williams.co.uk

