

Tel: 01536 524475  
www.chrisgeorgeestategent.co.uk

Corby  
1A SPENCER COURT  
CORBY  
NN17 1BH  
NORTHAMPTONSHIRE

Thrapston  
22 HIGH STREET  
THRAPSTON  
NN14 4JH  
NORTHAMPTONSHIRE

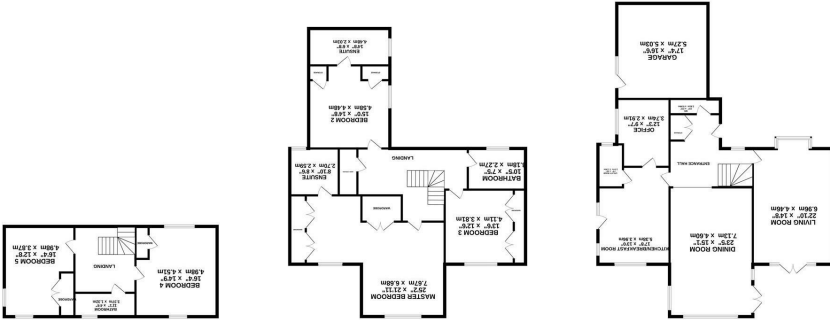
Rothwell  
30 HIGH STREET  
ROTHWELL  
NN14 6BQ  
NORTHAMPTONSHIRE

Kettering  
12B HORSEMARKET  
KETTERING  
NN16 0DQ  
NORTHAMPTONSHIRE

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

Marked with Metropix 2014

TOTAL FLOOR AREA: 3491 sq. ft. (324.4 sq. m.) approx.



2 Manor Farm Close, Broughton, NN14 1SL  
£600,000

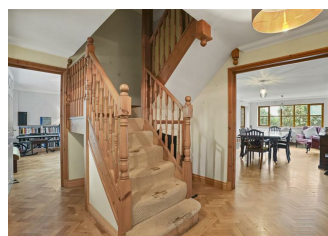




Offered to the market is this five bedroom property, spanning across three floors, located on quiet Manor Farm Close in the popular village of Broughton. The extremely sizeable property offers huge potential for a family home boasting three reception rooms, five double bedrooms, two family bathrooms, two ensuites, a w/c, a utility room and a double garage. Externally, the rear garden is surrounded by mature shrubs and trees for ultimate privacy with views of the surrounding picturesque fields and is mostly laid to lawn with a patio area, perfect for outdoor furniture and dining. To the front of the property, you will find a driveway with parking for ample vehicles and the double garage.

Upon entry to the property, you are welcomed into the large entrance hall which gives access to three reception rooms and houses the downstairs w/c and the staircase rising to the first floor. The living room and dining room both boast French doors and large windows giving access and views to the rear garden whilst providing lots of natural light. Fitted with eye and base level units, the kitchen has space for a dining table and chairs, an American fridge/freezer and a Range style cooker, with further appliances being stored in the adjoining utility room. From the kitchen, the fourth reception room can be accessed which is versatile and could be used as a playroom, an office, another sitting room or second utility. On the first floor is one of the family bathrooms, three of the double bedrooms, all with built in storage space, and two ensuites, one in the master bedroom and one in bedroom two. The family bathroom comprises a bath with hand held shower attachment, a shower cubicle, a low level w/c and a hand wash basin. Rising to the second floor are the further two double bedrooms, both with built in storage and the second family bathroom comprising a bath tub, a low level w/c and a hand wash basin.

COUNCIL TAX BAND - G  
EPC - BCB



**Kitchen/Breakfast Room**  
12'11" x 17'7" (3.96m x 5.38m )

**Dining Room**  
15'1" x 23'4" (4.60m x 7.13m )

**Living Room**  
14'7" x 22'10" (4.46m x 6.96m)

**Office**  
9'6" x 12'3" (2.91m x 3.74m )

**Utility Room**  
4'6" x 7'9" (1.38m x 2.37m )

**WC**  
9'2" x 2'9" (2.81m x 0.84m )

**Master Bedroom**  
25'1" x 21'10" (7.67m x 6.68m )

**Bedroom 2**  
14'8" x 15'0" (4.48m x 4.58m )

**Bedroom 3**  
12'5" x 13'5" (3.81m x 4.11m)

**Bathroom (FF)**  
10'5" x 7'5" (3.18m x 2.27m )

**Ensuite (Master Bedroom FF)**  
8'10" x 8'5" (2.70m x 2.59m)

**Bedroom 2 (Ensuite FF)**  
14'8" x 6'7" (4.48m x 2.03m )

**Bedroom 4**  
14'9" x 16'4" (4.51m x 4.98m)