



## 2 Gables Lane, Broughton, NN14 1TY £1,550 Per Month



Offering to the rental market is this beautiful stone built cottage showcasing character features throughout and offering an impressive open plan living space with kitchen, a study, guest w/c, three double bedrooms, a family bathroom and an en-suite shower room to the master bedroom.

Accessed via the beautiful walled garden, the property is entered via the hallway showcasing exposed stone walls, a solid timber staircase and doors, giving access to all ground floor accommodation. The impressive open plan living room extends the full depth of the property, measuring over 27 feet and features exposed floor boards, a stone built fireplace with a wood burner inset, double doors opening out to the garden and flows through into the family kitchen which is fitted with an ample range of eye and base level units with work surfaces over and also includes an integral dishwasher, integral fridge/freezer and range cooker. To complete the ground floor, there is a study with built in storage and a guest w/c. To the first floor, there are three double bedrooms, each with built in storage and a spacious family bathroom with a four piece suite comprising a roll top bath, shower cubicle, low level w/c and a pedestal wash hand basin. The master bedroom, which measures approximately 20 feet in length, showcases two impressive timber beam frames to the vaulted ceiling and also features exposed floorboards and built in wardrobes with a door to access the en-suite shower room.

