

Broughton Villa  
2a Church Street  
Broughton  
NN14 1LU

£550,000 Guide Price



OSCAR JAMES

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# WHAT'S GREAT?

Broughton Villa is a stone built property is located in the heart of the popular village of Broughton, offering a wealth of character, spacious accommodation and generous rear garden.

Built in 1904, this lovely home must be viewed to be appreciated and offers further potential for someone to complete this majority finished building. The current owners have sympathetically renovated the property however there are still some areas remaining incomplete which allow for the next owner to put their own stamp on the property.

The spacious internal accommodation comprises; entrance hall, main sitting room with feature fireplace, second sitting room / dining room again with feature fireplace, fitted kitchen leading into pantry and utility rooms. There is also a garden room which is partially finished along with a range of smaller buildings which form part of the ground floor space and would be ideal for converting, these include a ground floor WC. There is also a cellar which is large in size and offers the potential to be converted.

On the first floor expect to find four / five bedrooms with versatile space along with the family

bathroom. The master bedroom also enjoys a lavishly refitted ensuite. One of the bedrooms leads off to another bedroom / study room (the current vendors use this as a lovely sitting room and study).

Outside the aforementioned garden is generous in size with green house, large shed and detached single garage. it's completely private and offers loads of potential for landscaping if desired.

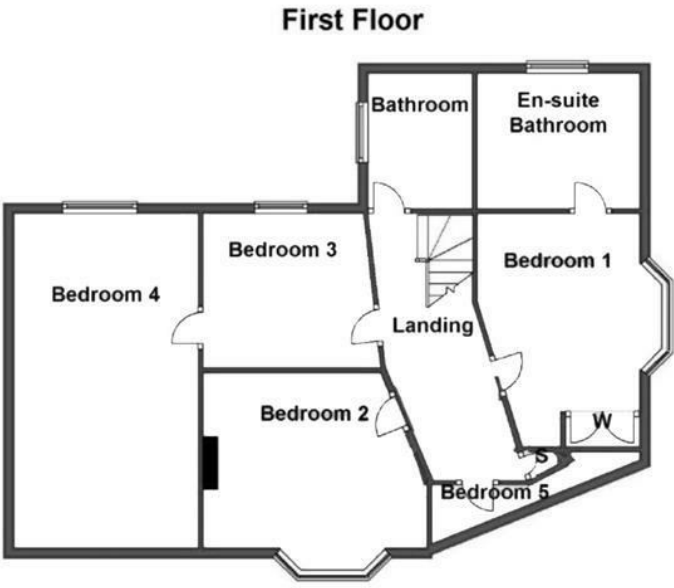
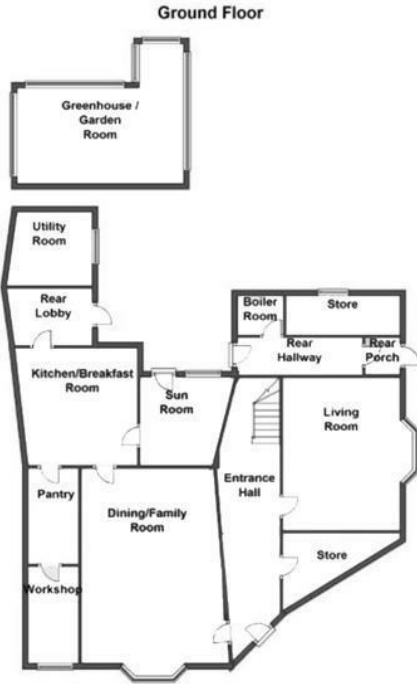
There's also a parking area providing off road parking for a number of cars.

We think this is a truly 'one off' property and a chances to own such lovely homes rarely come available.

So, for more information or to arrange your internal inspection contact sole selling agents Oscar James today!

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# Floor Plan







## AT A GLANCE...



Two large reception rooms plus the garden room



Kitchen which could easily be extended



Four / Five bedrooms dependent on uses



Ground floor WC, family bathroom and en-suite to master bedroom



Large, private rear garden



Driveway and garage









# SELLER'S SECRET

When I first stepped foot in the property I fell in love with it's charm and character. I've enjoyed renovating it taking it one room at a time and putting my own touch on it. There's still parts to finish off but due to a work relocation I simply don't have the time.



## Why we like it....

WOW! Fabulous house, great location in the heart of Broughton which provides a range of facilities including local primary school, shops, take away and fish and chip shop, village pub and village hall. It's also a great village for commuting too being close to excellent road links and just a 10 minute drive to Kettering's train station!

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To buy or not to buy....

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