

126 High Street  
Broughton  
Northamptonshire  
NN14 1NQ

£425,000 offers in excess of



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

\*\*\* Check out our video tour\*\*\*

Formerly 'The Sun Inn' public house this thoughtfully converted property has plenty of character and charm and sits on a corner plot within the very popular village of Broughton which is very well serviced by local shops, public house, schooling, parks and eateries.

In brief the accommodation on the ground floor comprises of a welcoming entrance hall with Travertine tiled flooring, a large sitting room, a second reception room which is open plan providing a dining area and lounge and is divided by the feature open fireplace, to the rear of the property expect to find a refitted utility room with WC and a stunning refitted kitchen/breakfast room with range oven, space for fridge/freezer and feature Franke sink.

To the first floor the four bedrooms are beautifully presented, the master of which enjoys a refitted ensuite shower room with double shower cubicle and a fourth bedroom which is fitted out as a dressing room with local suppliers Renaissance Interiors built in wardrobes and dressing table. A family bathroom completes this floor which again is beautifully styled with a separate double shower cubicle as well as a bath.

Outside the property has a very well maintained rear garden, low maintenance with raised flower beds, shed, large patio area perfect for relaxing in the summer months and gated access to the rear and the off road parking.

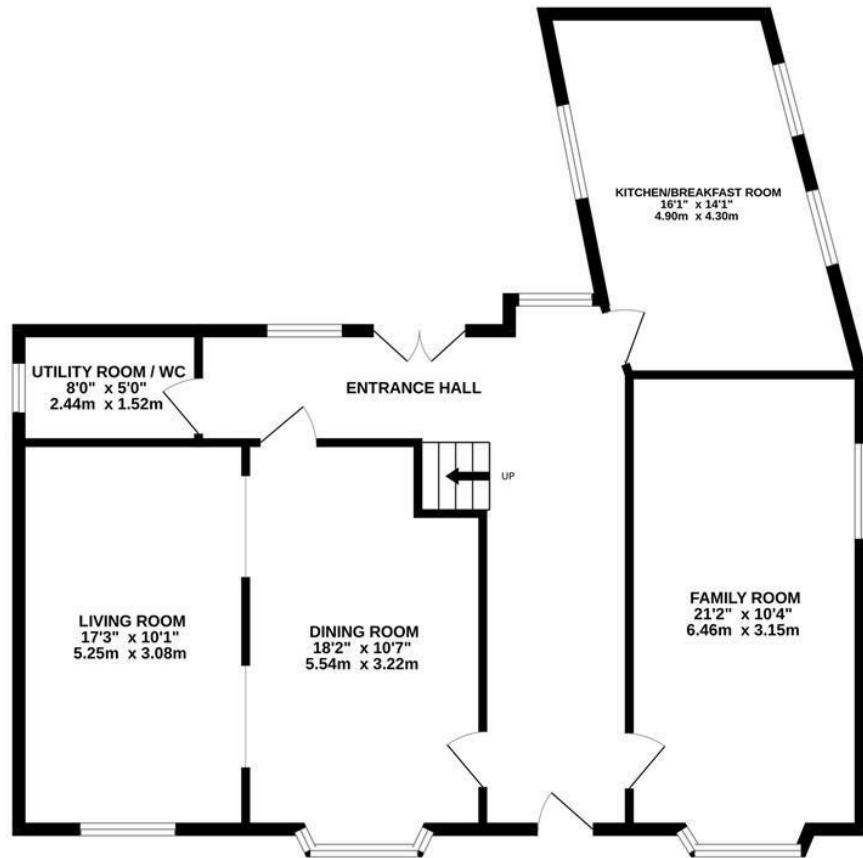
Other benefits include a cellar, a boarded loft with pull down loft ladder and refitted windows.

Call sole selling Oscar James Kettering to make arrangements to view.

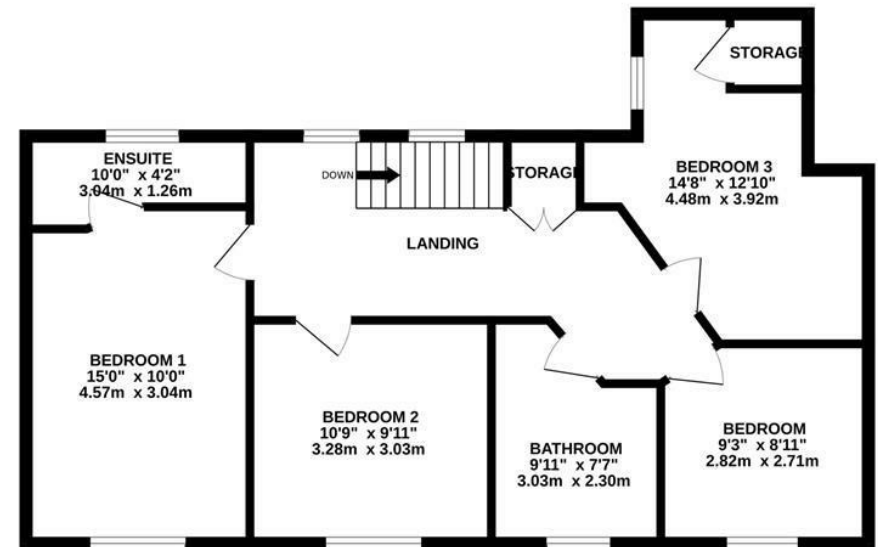
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# Floor Plan

GROUND FLOOR  
994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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## AT A GLANCE...



Three reception rooms



Modern fitted kitchen/breakfast room



Four bedrooms



Family bathroom, ensuite to master and cloakroom



Secluded garden



Off road parking for two vehicles









# SELLER'S SECRET

Since living here we have been extremely happy, the Village has been a lovely place to live, it has suited us perfectly for access to both Northampton and Kettering. We hope the new owners enjoy making their own memories over their time.



## Why we like it....

Unique and characterful, lots of history here, the property dates back to the late 1800's but manages to feel modern and contemporary. A definite must view home!

To buy or not to buy....

# OSCAR JAMES

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