

# BRENNAN

BESPOKE

**£750,000**

**Church View**

Broughton, NN14 1LX

Nestled in a tranquil cul-de-sac within the village of Broughton, this expansive five bedroom detached dormer bungalow offers a secluded haven for homeowners. As you step through the inviting entrance hall, you're greeted by a sense of spaciousness and comfort, complemented by a convenient cloakroom for guests. The home's elegance unfolds as you pass through double doors into the bay window lounge, bathed in natural light and offering a serene ambiance. French doors open onto the surroundings, seamlessly blending indoor and outdoor living. A focal point of this residence is the open-plan kitchen diner, boasting some integral appliances and providing a perfect setting for culinary adventures and lively gatherings. This area effortlessly transitions into a conservatory, offering a tranquil space for relaxation. For added convenience, a separate utility room awaits, with ample space for an American-style fridge freezer and plumbing for additional appliances, ensuring efficiency in daily tasks. The ground floor presents four generously proportioned double bedrooms, two of which feature en-suites, while an additional bathroom caters to the remaining bedrooms. Notably, the loft has been used to create additional living space, featuring a spacious double bedroom with the potential to function as a self-contained first-floor annexe, complete with its own bathroom. Access to the remaining loft space, equipped with plumbing for a washing machine, enhances the versatility of this property. A large double garage offers both front and rear doors for easy accessibility, along with a generous storage cupboard to accommodate household essentials. Externally, the property impresses with a driveway providing ample off-road parking, ensuring convenience for residents and guests. The mature wrap-around garden at the rear evokes a sense of tranquility, adorned with mature trees and shrubs, and patio areas offering a picturesque backdrop.

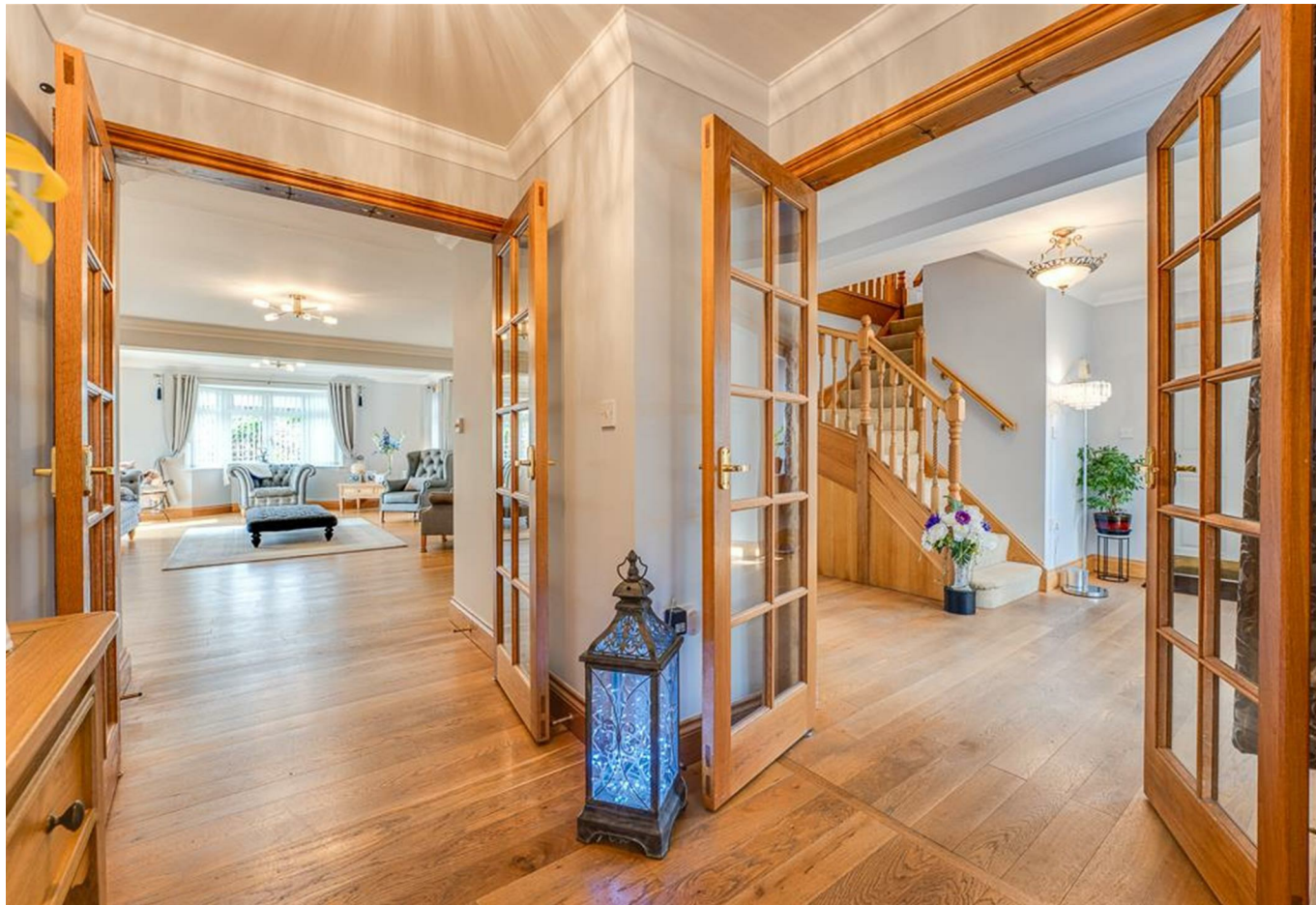
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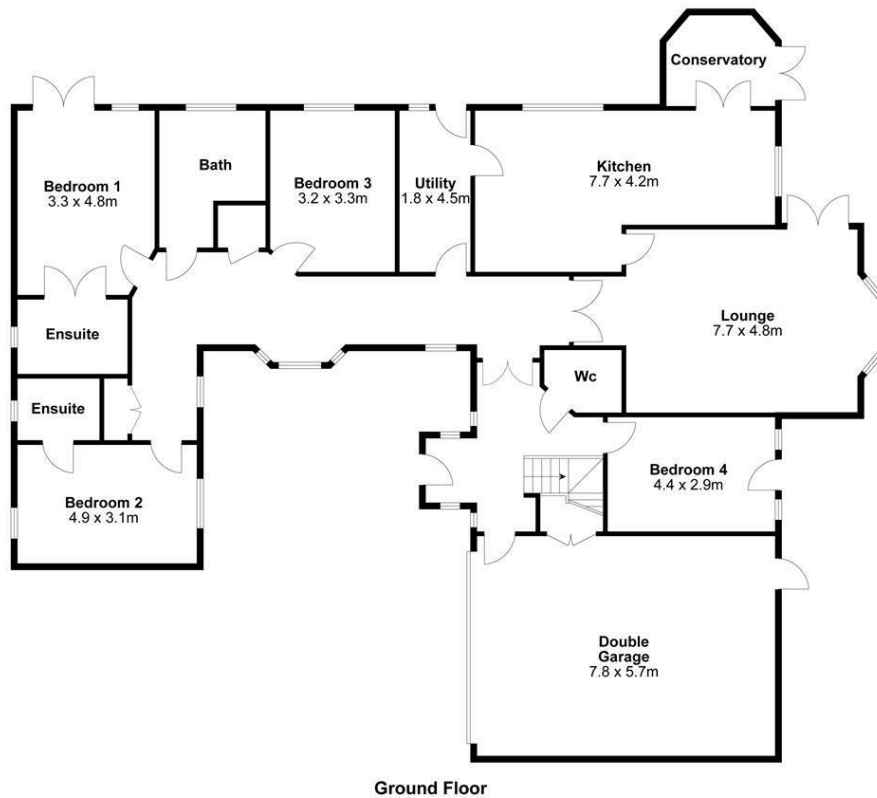
# BRENNAN BESPOKE

## OFFICE ADDRESS

BRENNAN BESPOKE  
2 The Tithe Barn Glendon Lodge Farm  
Glendon  
Kettering  
Northamptonshire  
NN14 1QF

## OFFICE DETAILS

01536 904400  
info@brennanbespoke.co.uk  
<https://www.brennanbespoke.co.uk>



Ground Floor

For identification only not to scale



# BRENNAN BESPOKE

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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