



TOTAL FLOOR AREA: 917 sq.ft. (85.1 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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**LUCAS**  
SALES & LETTINGS

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		32	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Brookfield Bungalow Main Street, Sudborough, Kettering NN14 3BX

### Guide Price £595,000

Are you looking for a property with land and great potential?

Look no further than this 1960's bungalow on the eastern edge of the delightful and sought after village of Sudborough in East Northamptonshire. The property sits on approximately 3.84 acres of land, bordering Harpers Brook to the south and west. The bungalow itself is in need of modernisation, but it has double glazing and outbuildings. The outbuildings are in need of attention, but offer further potential.

What truly sets this property apart is its unique blend of a desirable location and an idyllic setting. And the location is not only well connected to the main road network there is also ultrafast broadband available (in the road outside). Whether you're looking for a family home, a project property, or an investment opportunity, this unique property has something to offer everyone. Best of all, there's no chain holding you back from seizing this remarkable opportunity. Don't miss out!

**Tenure: Freehold**  
**Energy Rating: F**  
**Council Tax Band: E**

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NN287343 - Brookfield Bungalow, Main Street, Sudborough, KETTERING, NN14 3BX



Area: 1.554 ha (3.84 acres)

Perimeter: 579.74 m (1902.034 ft)



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**Location**

What3Words: recap.prefix.cars

52° 25' 40" North : 0° 34' 25" West

Local Authority: North Northamptonshire Council  
Formerly East Northants Council now part of NNC

**Services**

Mains drainage, water and electric  
Telecoms: Gigaclear and Openreach

**Note**

A public right of way crosses the land  
The frontage to the road abuts the conservation area  
Plans are for identification purposes only and not to scale

**Viewing**

By appointment during daylight hours with the sole agents  
01536 312600

