



Church Street, Broughton Kettering NN14 1LU

welcome to

Church Street, Broughton Kettering

William H Brown welcome to the market this beautifully presented four bedroom character property in the sought after village of Broughton. This stunning property has to be seen to be truly appreciated and an internal viewing is highly recommended.



Lounge

28' x 14' 5" (8.53m x 4.39m)

Carpet flooring, three windows to the front elevation and french doors to the rear aspect, open fireplace with stone hearth, exposed beams to ceiling, radiators, and door to dining room.

Dining Room

20' 11" x 10' 5" (6.38m x 3.17m)

Vaulted ceiling with exposed beams and window to the rear elevation, French double doors to the rear garden, radiator, porcelain tiled flooring, stairs to first floor landing, under stairs storage cupboard, door to utility room and opening to kitchen.

Kitchen

13' 9" x 9' 4" (4.19m x 2.84m)

A range of eye and base level units with under lighting, wine rack, granite work surfaces, inset sink with stainless steel taps over, Range oven with kitchen hood, integrated dishwasher, integrated fridge/freezer, Italian marble tiling to splash backs, porcelain tiled flooring, inset ceiling lights, windows to rear and side elevations and door to side elevation.

Utility Room

9' 6" x 7' 7" (2.90m x 2.31m)

Stainless steel sink/drainage, plumbing and space for white goods, tiled flooring, doors to downstairs WC and door to office/playroom.

Downstairs Wc

WC, wash hand basin, radiator and tiled flooring.

Office

15' 1" x 9' 6" (4.60m x 2.90m)

Laminate flooring, window and door to the front.

First Floor Landing

Gallery style landing, wall lights, two radiators and doors leading to all rooms.

Bedroom One

15' 11" x 11' 2" (4.85m x 3.40m)

Windows to front and rear elevations, carpet flooring two radiators and door to en suite.

En Suite

Shower cubicle with shower screen, low level WC, sink.

Bedroom Two

18' 8" x 9' 6" (5.69m x 2.90m)

Windows to front and rear elevations, carpet flooring, window seat and radiator.

Bedroom Three

12' 8" x 8' 5" (3.86m x 2.57m)

Window to front elevation, carpet flooring, radiator and loft access.

Bedroom Four

12' 8" x 8' 6" (3.86m x 2.59m)

Window to front elevation, carpet flooring and radiator.

Family Bathroom

Suite comprising of wood panel bath with shower over, shower cubicle, WC, pedestal mounted wash hand basin, tiling to splash backs, wood flooring, inset ceiling lights and heated towel rail.

Rear

Dual level rear garden which is mainly laid to lawn, patio area, raised borders with plants, electrified outbuilding/summerhouse and shrubs, and enclosed by stone wall and timber fencing.



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welcome to

Church Street, Broughton Kettering

- Four Double Bedrooms
- Off Road Parking
- Private Garden
- Character Features
- Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KTG111251 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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