



**Carter Avenue, Broughton Kettering NN14 1LZ**





**welcome to**

**Carter Avenue, Broughton Kettering**

William H Brown are delighted to offer this three bedroom mid terraced home in Broughton. Perfect first time buy.



### **Agents Note**

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

### **Entrance Hall**

Entry via a double glazed door to the front aspect, features include a radiator and staircase to first floor landing.

### **Lounge**

20' 11" x 10' 10" ( 6.38m x 3.30m )

This room features double glazed windows to the front and rear aspects, two radiators and a gas fire with brick surround.

### **Kitchen**

11' 10" x 8' 10" ( 3.61m x 2.69m )

A fitted kitchen comprising a range of wall and base units, sink and drainer unit, work surface, space for white goods, tiled floor and double glazed window to the rear aspect and double glazed door to the rear garden.

### **Utility / Store Room**

12' x 5' 5" ( 3.66m x 1.65m )

A brick built utility/store room with a range of wall and base units, housing the boiler and meters.

### **Landing**

Staircase from the hallway, features include oft access, an airing cupboard, doors to bedrooms and bathroom.

### **Bedroom One**

14' 2" max x 10' 2" max ( 4.32m max x 3.10m max )

This room features double glazed window to the front aspect, radiator and a cupboard.

### **Bedroom Two**

11' 2" max x 9' 4" min ( 3.40m max x 2.84m min )

This room features double glazed window to the front aspect, radiator and a cupboard.

### **Bedroom Three**

15' 1" x 10' 4" max ( 4.60m x 3.15m max )

This room features two double glazed windows to the rear aspect and a radiator.

### **Bathroom**

A two piece suite comprising a bath and wash hand basin, features include a radiator and double glazed window to the rear aspect.

### **Seperate W C**

A seperate WC, features include a double glazed window to the rear aspect.

### **Outside Front**

A lawn frontage with path to the front door.

### **Rear Garden**

A mainly lawn garden with mature shrubs and bushes.



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## Carter Avenue, Broughton Kettering

- Mid Terrace House
- Three Bedrooms
- Garden
- Broughton Village
- In Need Of Updating

Tenure: Freehold EPC Rating: B

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RWL107553 - 0002

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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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