



Cransley Hill, Broughton, Kettering **Freehold** £285,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

 4  2  D  C

- Four Bedroom Detached House
- Secure Parking
- Double Garage
- Village Location
- NO ONWARD CHAIN

Situated on a corner plot within the popular Broughton village this four bedroom detached home benefits from a double garage and secure off road parking.

Further highlights include, a ground floor WC, an additional reception room ideal for a study, a conservatory and a private enclosed rear garden.





#### ENTRANCE PORCH

Reached via main front door. Windows to side aspect. Open to:

#### HALLWAY

Stairs rising to first floor landing. Doors to study and lounge.

#### STUDY 9'10 x 9'10 (2.99m x 2.99m)

Window to front aspect. Storage cupboard. Door to kitchen.

#### LOUNGE 12'10 x 11' (3.91m x 3.35m)

Windows to front and side aspect. Original fire place. Open to:

#### DINING ROOM 12'10 x 10'6 (3.91m x 3.20m)

Two windows to side aspect. French style doors opening to the rear garden.

#### KITCHEN 10'1 x 7'10 (3.07m x 2.38m)

Fitted with modern units to base and wall with contrasting work surfaces over and rising upstands. Stainless steel sink and drainer unit with mixer tap over. Integrated oven. Inset gas hob with cooker hood over. Tiled flooring. Under stairs storage cupboard. Window and door into the conservatory.

#### CONSERVATORY 12'10 x 7'9 (3.91m x 2.36m)

Of brick and Upvc construction with windows on looking the rear garden. Door to rear aspect.

#### CLOAKROOM

Suite comprising a low level WC and wash hand basin.

#### FIRST FLOOR LANDING

Window to rear aspect. Doors to bedrooms and bathroom.

#### BEDROOM ONE 10'11 x 13' (3.32m x 3.96m)

Windows to front and side aspect. Feature fireplace.

#### BEDROOM TWO 9'10 x 9'10 (2.99m x 2.99m)

Window to front aspect.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix 5/2022

BEDROOM THREE 10'5 max x 8'11 max (L Shaped room)  
(3.17m x 2.71m)  
Window to rear aspect.

BEDROOM FOUR 7' x 6'10 (2.13m x 2.08m)  
Window to side aspect.

BATHROOM 7'10 x 7'4 max (2.38m x 2.23m)  
Tiled suite comprising a panelled bath with a shower screen and shower over, wash hand basin and low level WC.  
Frosted window to rear aspect.

## OUTSIDE

### FRONT GARDEN

Enclosed by timber fencing and well stocked establish shrubs the frontage is mainly laid to lawn with access to the main front door.

DOUBLE GARAGE & DRIVEWAY 14'4 x 15'10 (4.36m x 4.82m)

A gravelled driveway which is accessed via gates which leads up to a detached double garage with up and over door.

### REAR GARDEN

Enclosed by timber fencing the rear garden has a paved patio / seating area, a laid to lawn and flower borders.

To view this property call Pattison Lane on:  
**01536 524425**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 [kettering@pattisonlane.co.uk](mailto:kettering@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL204585 - 0006

