



Coxs Lane, Broughton Kettering **Freehold** £625,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

 5  2  C  F

- Five Bedroom Detached House
- Large Driveway & Double Garage
- Beautifully Presented Kitchen / Breakfast / Family Room
- Two Reception Rooms
- Utility Room

Nestled in the highly desirable village of Broughton, Northamptonshire, this substantial detached residence boasts exceptional curb appeal and has been meticulously expanded and modernized by the current owners.

Presented in impeccable condition, this home features high-specification fixtures and fittings throughout, reflecting a blend of luxury and comfort.

Upon entering, you are welcomed by a spacious and grand entrance hall, setting the tone for the rest of this stunning home. From here, the property flows seamlessly into an impressive open-plan kitchen, dining, and family area, perfect for modern living and entertaining guests.



The spacious living room is a standout feature, with its soaring vaulted ceilings and cozy log-burning stove, creating an inviting atmosphere for relaxation. Natural light floods the space, enhancing the sense of openness and warmth.

Outside, the property features a beautifully landscaped rear garden, which serves as a serene retreat and an ideal spot for outdoor gatherings. The expansive frontage of the home is equally impressive, offering ample parking space for multiple vehicles.

Upstairs, you will find five well-proportioned bedrooms, each offering comfort and style, ensuring that every family member has their own personal space.

This home not only delivers in style and space but also in quality and location, making it an exceptional choice for those seeking a luxurious family home in a picturesque village setting.

The Accommodation comprises of;

ENTRANCE HALL

CLOAKROOM

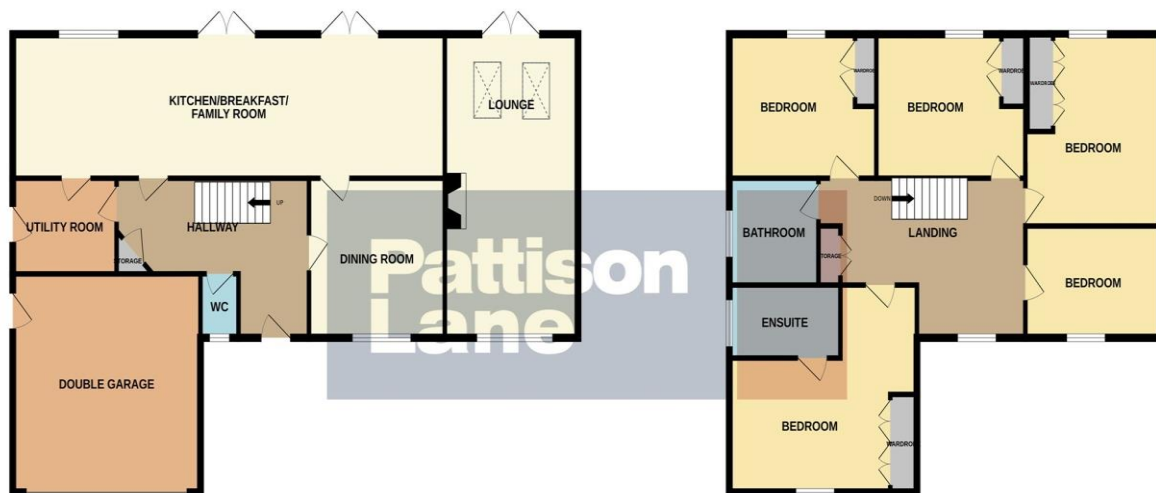
LOUNGE 21' x 11'4 max (6.40m x 3.45m)

DINING ROOM 11'8 x 11' (3.55m x 3.35m)



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.  
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KITCHEN / DINING / FAMILY ROOM 37'4 x 10'1 max  
(11.37m x 3.07m)

UTILITY ROOM 9' x 6'8 (2.74m x 2.03m)

FIRST FLOOR LANDING 16'1 max x 11'2 max (4.90m x 3.40m)

BEDROOM ONE 15'8 into wardrobe x 14' max (4.77m x 4.26m)

EN SUITE

BEDROOM TWO 13'8 x 11'9 into wardrobe (4.16m x 3.58m)

BEDROOM THREE 12'9 x into wardrobe x 10'2 (3.88m x 3.09m)

BEDROOM FOUR 12'2 into wardrobe x 10'2 (3.70m x 3.09m)

BEDROOM FIVE 11'9 x 7'8 (3.58m x 2.33m)

OUTSIDE

FRONT GARDEN

DRIVEWAY & DOUBLE GARAGE

REAR GARDEN

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

# Selling your property?

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

 01536 524425

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