



**LOCAL AUTHORITY**

North Northamptonshire Council - Band E  
Kettering Office - Municipal Offices, Bowling Green Road, Kettering,  
NN15 7QX

At the time of writing the particulars the council have a no CIL Policy  
(Community Infrastructure Levy)

**LEGAL**

The property is offered under an Enduring Power of Attorney and is  
Registered Title.

**PRICE INFORMATION**

\*Guides are provided as an indication of each seller's minimum  
expectation. They are not necessarily figures which a property will sell  
for and may change at any time prior to the auction. Each property will  
be offered subject to a Reserve (a figure below which the Auctioneer  
cannot sell the property during the auction) which we expect will be set  
within the Guide Range or no more than 10% above a single figure  
Guide. Additional Fees and Disbursements will charged to the buyer -  
see individual property details and Special Conditions of Sale for actual  
figures.

**BUYERS ADMINISTRATION CHARGE**

The purchaser will be required to pay an administration charge of £900  
(£750 plus VAT).

**BUYERS PREMIUM CHARGE**

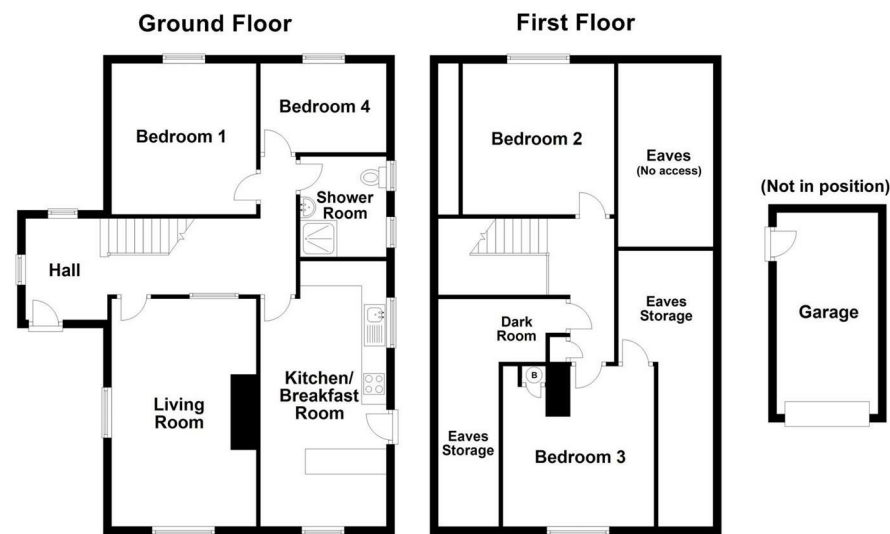
The purchaser will be required to pay a buyers premium charge of  
£2,400 (£2,000 plus VAT)

**HOW TO GET THERE**

The village of Broughton stands approximately two miles to the south  
west of Kettering and has been bypassed by the A43 Kettering to  
Northampton road. There are two access points into the village from  
this road. Approaching from the south proceed into the village along the  
Northampton Road towards the centre where number 12 stands on the  
left hand side opposite the turning to Wellingborough Road.

**DOIRG29072024/9932**

# 12 Northampton Road, Broughton, Kettering, Northamptonshire, NN14 1NS



Not to scale. For illustrative purposes only

## For Auction - Guide £360,000 to £395,000

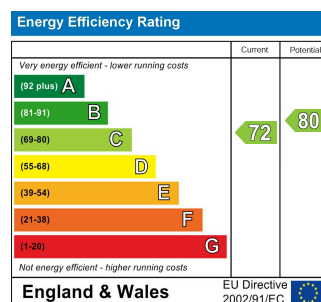
FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT  
11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £360,000 TO £395,000

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 14TH SEPTEMBER 12:15PM TO 12.45PM

A modern detached chalet style house constructed in 1968 in extensive gardens of just under half an acre with significant development potential for the construction of at least one additional dwelling on the site subject to planning permission. The plot was originally the location of a row of seven stone cottages which stood to the rear of the plot which were demolished to build the existing house. The house extends to approximately 1,900 square feet with four-bedroomed accommodation, a detached garage and small range of outbuildings. A large part of the garden has been used for the production of vegetables for many years.

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# 12 Northampton Road, Broughton, Kettering, Northamptonshire, NN14 1NS

## EXISTING HOUSE

Constructed in 1968 of ironstone recycled from the former cottages beneath a pitched tiled roof with part rendered elevations with accommodation comprising: -

## RECEPTION HALL

7'11 x 6'2

Approached through a PVCU double glazed door and with a feature stone wall with high level window and further window to the rear elevation.

## INNER HALL

15'5 x 6'0

With mosaic parquet flooring and with an open-tread staircase rising to the first-floor bedrooms.

## LIVING ROOM

18'1 x 11'6

Also with mosaic flooring, there is a stone feature fireplace (sealed) and two PVCU windows to the front and side elevations.



## BEDROOM ONE

12'0 x 11'6

A spacious double room with a window to the rear elevation.



## BEDROOM FOUR

9'11 x 7'1

With a two-casement window to the rear elevation.

## SHOWER ROOM

8'0 x 6'6

With a white suite of ceramic tiled shower with glazed screen and integrated shower, pedestal wash basin and WC. There is a stainless steel heated towel rail and two window to the side elevation.



## FIRST FLOOR

### LANDING

6'0 x 5'6

With a roof void access hatch and doors to: -

### BEDROOM TWO

12'0 x 12'0

With two casement PVCU window to rear elevation with views over the garden and fields beyond.



### BEDROOM THREE

12'0 x 11'6 maximum

With a boiler cupboard housing the Ideal Logic gas fired boiler. There is a window to the front elevation, a fitted drawer stack and a door leading to the extensive eaves storage area.

### DARK ROOM

6'7 x 4'6

With fitted work bench and also open to the eaves storage area.

## OUTSIDE



## GARDENS

The property stands well back from Northampton Road behind a hawthorn hedge with a central tarmac drive leading to the house and to a detached stone and brick built garage with a slate roof. The gardens on the western side have been used for the production of vegetables, and to the eastern side there is a lawn where there are a mature magnolia and cherry tree. The gardens continue to the side and rear of the property where there are further lawns, well-stocked flower borders, a mature horse chestnut tree and a mature poplar. These trees stand close to the rear boundary where there are two brick stores formerly the outhouses to the row of cottages. The rear boundary shows the remains of a stone wall backing directly onto open pasture. The other boundaries of the property are of a combination of established hedges, stone and brick walling and close-boarded fencing.



## SERVICES

Main drainage, gas, water and electricity are connected. Central heating to the house is from an Ideal Logic gas fired combination boiler also providing domestic hot water. The property is fitted with solar panels.



## KITCHEN/BREAKFAST ROOM

22'5 x 10'0

Fitted with Hygena floor and wall cabinets with laminated working surfaces and stainless steel sink unit. There is a Hotpoint cooker and an automatic washing machine. A peninsula unit divides the breakfast area and there is a window and door to the side as well as a window to the front elevation.

For further information on viewing call 01604 259773