



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Kettering Road, Broughton NN14

"A Change of Scenery"

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"A Change of Scenery"

You can enjoy the ever changing seasons and outlook of countryside from this extended semi detached home situated on the periphery of this sought after village. Broughton has a picturesque Church, rural walks, a primary school and village shop, Kettering, Wellingborough and Northampton are all within easy reach. The interior is a real surprise with a sprawling floorplan to include an entrance hall, living room with feature fireplace and living flame gas fire, family room flowing to the kitchen/ breakfast room, the perfect vantage point from which to admire the view, there is a utility room, guest cloakroom and shower room. Upstairs is equally impressive with a wash room and four good sized bedrooms. Gas central heating, mostly UPVC double glazed windows and security alarm system. Outside there is potential for private parking in the lovely foregarden (subject to planning permission) and the rear garden enjoys a mature feel with those lovely views. Come and see for yourself.

Living Room - 5.16m x 3.73m (16'11" x 12'3")

Snug - 2.57m x 2.51m (8'5" x 8'3")

Shower Room - 2.44m x 1.3m (8'0" x 4'3")

WC - 1.47m x 0.79m (4'10" x 2'7")

Utility Room - 1.96m x 1.17m (6'5" x 3'10")

Kitchen/Breakfast Room - 4.19m x 2.95m (13'9" x 9'8")

Bedroom One - 4.9m x 3.68m (16'1" x 12'1")

Bedroom Two - 2.95m x 2.49m (9'8" x 8'2")

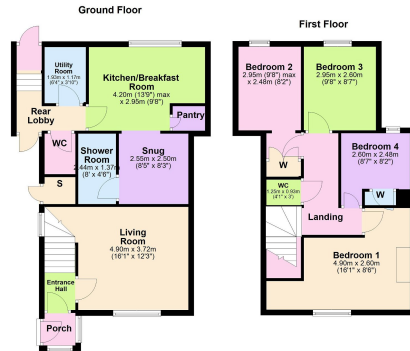
Bedroom Three - 2.95m x 2.62m (9'8" x 8'7")

Bedroom Four - 2.62m x 2.49m (8'7" x 8'2")

WC - 1.35m x 0.91m (4'5" x 3'0")



- Semi Detached
- Four Bedrooms
- Two Reception Rooms
- Village Location
- No Chain
- Parking For One Car
- Views to the Rear
- EPC Rating: D
- Council Tax: B



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

