



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Donaldson Avenue, Broughton NN14

"You got the Family"

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"You got the Family"

We've got the house! This impressive, detached family home occupies a corner plot with wrap around gardens to include a private double width driveway for two cars, lawned foregarden which extends to the side with a secret storage area, the rear garden is a great size with Indian sandstone patio and a substantial shed ideal for motorbikes and storage. The interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, living room with bay window and feature fireplace, formal dining room, kitchen/breakfast room, utility room and a versatile study/snug. Upstairs there is a principal bathroom and four bedrooms, the master with en suite. Broughton has a village pub, Church, Co-Op Store and Primary School as well as lovely rural walks. Try it for size – view now !

Living Room - 4.55m x 3.76m (14'11" x 12'4")

Dining Room - 4.06m x 2.57m (13'4" x 8'5")

Kitchen/Breakfast Room - 4.37m x 2.54m (14'4" x 8'4")

Utility Room - 2.29m x 2.13m (7'6" x 7'0")

Study - 2.54m x 2.31m (8'4" x 7'7")

WC - 1.32m x 0.91m (4'4" x 3'0")

Bedroom One - 3.58m x 3.1m (11'9" x 10'2")

Bedroom Two - 3.18m x 2.64m (10'5" x 8'8")

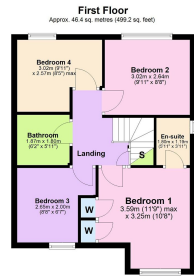
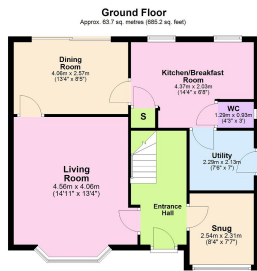
Bedroom Three - 2.79m x 2.13m (9'2" x 7'0")

Bedroom Four - 2.77m x 2.59m (9'1" x 8'6")

Ensuite - 1.8m x 1.19m (5'11" x 3'11")

Bathroom - 1.88m x 1.8m (6'2" x 5'11")





Total area: approx. 110.0 sq. metres (1184.4 sq. feet)

- Detached House
- Two Bathrooms
- Council Tax: D
- Four Bedrooms
- Three Reception Rooms
- EPC Rating: D



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

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.

