



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Thoday Close, Broughton, Kettering, NN14

"Affordable Village Living"

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## "Affordable Village Living"

This fabulous, extended Semi Detached home is positioned within this desirable cul-de-sac. Broughton offers lovely rural walks, two parks, a village store, pub, primary school and newsagent/post office, Kettering, Wellingborough and Northampton are all within easy reach. The property features a entrance vestibule, guest cloakroom, versatile study, optional bedroom, living room with wood effect specialist flooring, stylish, free flowing kitchen/dining room with integrated appliances and a conservatory. Upstairs there is a modern bathroom and two good size bedrooms. Outside, there is a block-paved driveway for two cars and a generous rear garden with patio and decked seating areas. Style and Convenience!

**Living Room** - 5.97m x 3.89m (19'7" x 12'9")

**Kitchen/Dining Room** - 6.22m x 2.59m (20'5" x 8'6")

**Conservatory** - 2.84m x 1.6m (9'4" x 5'3")

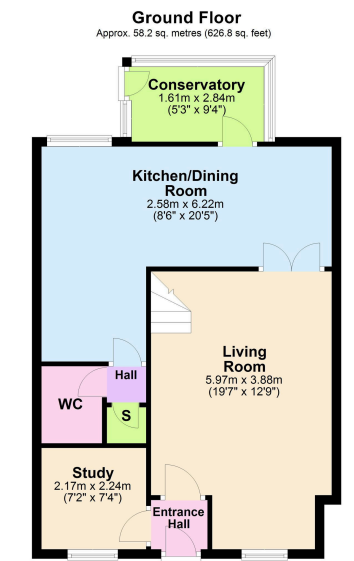
**Study** - 2.18m x 2.24m (7'2" x 7'4")

**Bedroom 1** - 3.76m x 2.62m (12'4" x 8'7")

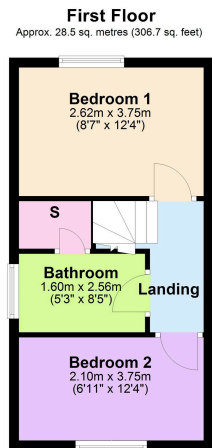
**Bedroom 2** - 3.76m x 2.11m (12'4" x 6'11")

**Bathroom** - 1.6m x 2.57m (5'3" x 8'5")





Total area: approx. 86.7 sq. metres (933.5 sq. feet)



- Two Double Bedrooms
- Semi Detached Home
- Offroad Parking for Two Cars
- Spacious Kitchen/Dining Room
- Versatile Study
- Village Location
- Gas Central Heating
- Quiet Cul De Sac
- EPC RATING: PENDING
- COUNCIL TAX: B



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.

