



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Broughton, NN14

"Victorian Cottage"

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"Victorian Cottage"

This fabulous red brick cottage is situated in the heart of this desirable village. Broughton has a village store, newsagents/post office, primary school, Church, pub and lovely parkland and rural walks whilst offering ultra convenient access to Kettering, Wellingborough and Northampton. The stylish, up to date interior includes an entrance hall, living room with feature fireplace which flows to the dining room and onto a well-appointed, modern kitchen. Upstairs there is shower room and two double bedrooms. Gas central heating and UPVC double glazing conclude the inside. Outside there is a walled fore garden and a well presented enclosed rear garden.

- UPVC windows
- Gas central heating
- Entrance hall, a welcoming space with stairs rising to first floor useful under stair storage and door to:
- Dining room: a good size room, opening to:
- Living room: a generously sized room with attractive feature fireplace with electric fire, cove corning
- Kitchen - with a range of base and eye level cupboards and draws, single bowl and drainer, Space for range style cooker with 5 ring gas hob(available by separate negotiation), further space for fridge freezer, washing machine and tumble dryer
- To the first floor there is a useful storage cupboard, interior doors lead to two generously proportioned double bedrooms , the principal bedroom with useful in-built storage shelves
- Shower room -with a contemporary shower room with large double shower enclosure, ceramic tiled splash backs. Chrome heated towel rail, vanity wash hand basin and WC

The fore garden is enclosed by low level brick walling. The rear garden has been designed with low maintenance in mind, with several seating area areas, attractively planted borders, with the remainder set to lawn. The garden also benefits from a large timber shed, useful storage cupboard, outside lighting and water tap. The adjoining home does have pedestrian access through for bins etc.

Living Room - 3.51m x 3.3m (11'6" x 10'10")

Dining Room - 3.68m x 3.3m (12'1" x 10'10")

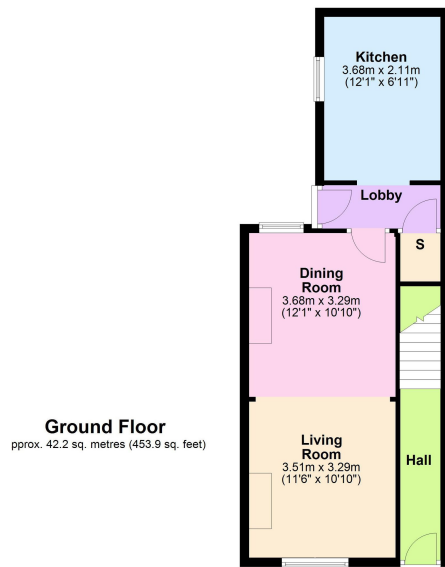
Kitchen - 3.68m x 2.11m (12'1" x 6'11")

Bedroom 1 - 3.51m x 4.29m (11'6" x 14'1")

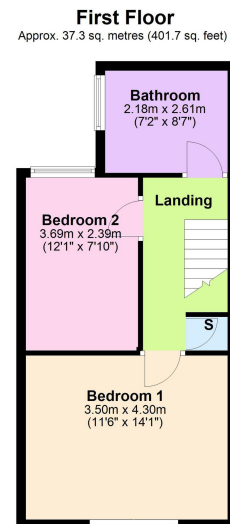
Bedroom 2 - 3.68m x 2.39m (12'1" x 7'10")

Bathroom - 2.18m x 2.62m (7'2" x 8'7")





Total area: approx. 79.5 sq. metres (855.6 sq. feet)



- Gas Central Heating
- UPVC Double Glazing
- Village Location
- Two Double Bedrooms
- Attractive Low Maintenance Garden
- Re-fitted Shower-room
- Close to Schools
- COUNCIL TAX: A
- EPC RATING: D



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.

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