



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Holly House, Broughton, NN14

Guide Price £450,000

 4  2  2



## "Rural Seclusion"

Discreetly positioned in this small select cul de sac, this lovely, established detached home occupies an impressive plot with private driveway for two cars, an oversized garage with electric door and lovely wrap around gardens. The stylish interior features an entrance hall with wood effect specialist flooring flowing throughout the ground floor to include guest cloakroom, living room with attractive fireplace enjoying the warmth of a wood burner opening to a snug area with door to the garden. The split level kitchen/dining/family room is finished with granite worksurfaces, a great social space. Upstairs there is a principal bathroom and four bedrooms the master with en suite. Gas central heating and double glazed windows complete the inside. Broughton has a picturesque Church, village store, primary school, pub and lovely countryside walks. An exceptional family village home. EPC Rating: D COUNCIL TAX: D

**Kitchen** - 2.44m x 4.47m (8'0" x 14'8")

**Dining Room** - 3.94m x 3.63m (12'11" x 11'11")

**Living Room** - 3.96m x 3.66m (13'0" x 12'0")

**Snug** - 2.44m x 3.35m (8'0" x 11'0")

**Bedroom 1** - 3.96m x 3.66m (13'0" x 12'0")

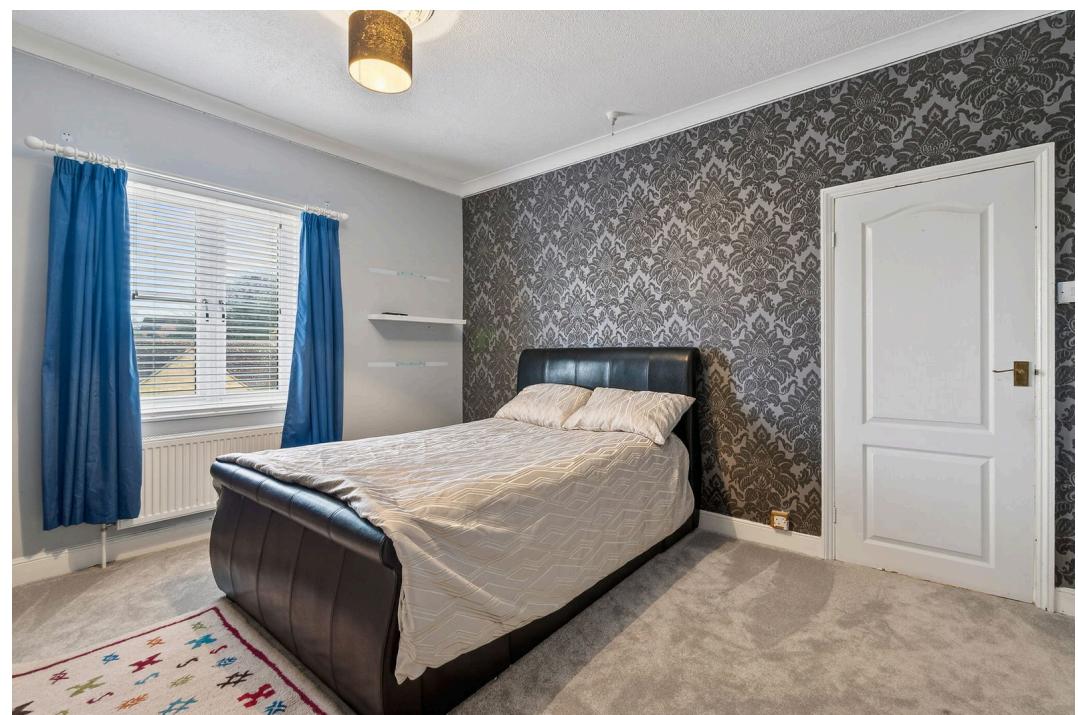
**Ensuite** - 1.47m x 2.41m (4'10" x 7'11")

**Bedroom 2** - 3.94m x 3.66m (12'11" x 12'0")

**Bedroom 3** - 2.79m x 2.44m (9'2" x 8'0")

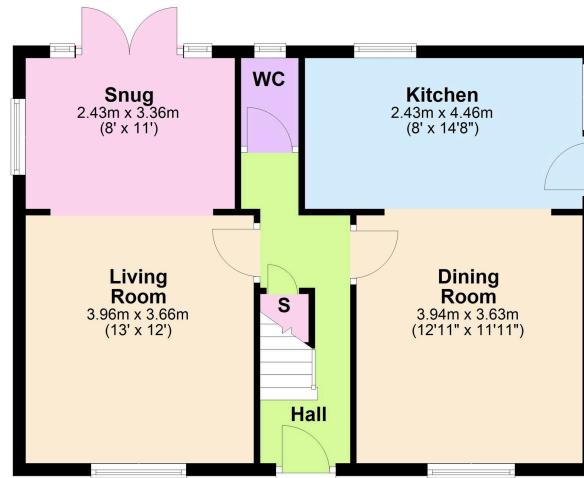
**Bedroom 4** - 2.44m x 1.93m (8'0" x 6'4")

**Bathroom** - 1.65m x 2.41m (5'5" x 7'11")



### Ground Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Total area: approx. 116.3 sq. metres (1251.8 sq. feet)

### First Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



- Gas central heating and UPVC double glazing
- Open plan kitchen/dining/family room
- Living Room enjoying the warmth of a log burner
- Stylish interior
- Four bedrooms
- En-suite to principal room
- Wrap around garden
- Oversized single garage and off road parking
- EPC RATING: D
- COUNCIL TAX: 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.

