Carter Avenue, Broughton **Freehold** £220,000 O.I.E.O.

Pattison Lane

Key Features

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- Three Bedroom Mid Terrace Home
- Two Reception Rooms
- Spacious Kitchen Breakfast Room
- NO ONWARD CHAIN
- Rural Views to the Rear

Positioned in a highly sought-after location, this substantial three-bedroom home offers an outstanding footprint and breathtaking, uninterrupted rural views to the rear. Offered to the market with the distinct advantage of NO ONWARD CHAIN,

This property provides a fantastic opportunity for prospective buyers to secure a generously proportioned residence with tremendous scope to personalize and add value.

Ground Floor Accommodation:
- Generous Living Spaces: The property features a spacious, well-proportioned living room that flows seamlessly into a dedicated dining area, providing a highly versatile layout ideal for family life and entertaining.
- Kitchen / Breakfast Room: A substantial kitchen and breakfast room sits at the rear of the home,

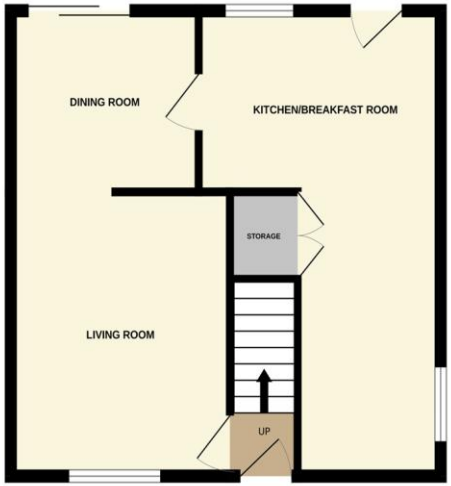
offering an excellent footprint for culinary preparation and informal dining.
- Practical Layout: The ground floor is completed by a welcoming entrance hallway with an integrated storage cupboard.

First Floor Accommodation:
- Three Bedrooms: The first floor comprises three excellently sized bedrooms, all offering substantial space for furnishings.
- Family Facilities: The layout is serviced by a family bathroom and a conveniently separate WC, alongside additional off-landing storage.

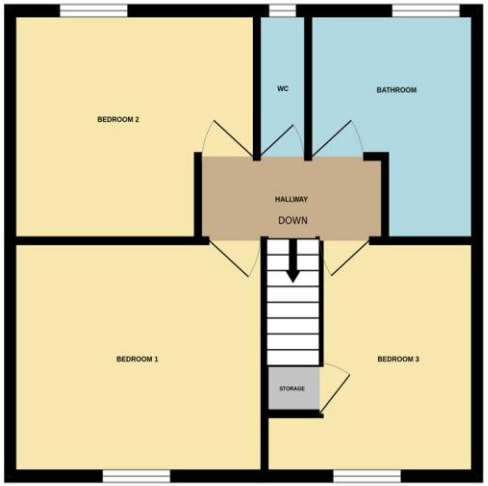
Exterior & Grounds:
- Front Elevation: The front of the property offers a broad frontage with excellent potential for the creation of off-road parking, subject to the necessary planning permissions.
- Rear Garden & Outbuildings: To the rear is a vast, low-maintenance paved garden complemented by a versatile array of outbuildings, including a charming summerhouse.
- The Views: The true centerpiece of the exterior is the spectacular, far-reaching open countryside backdrop, providing a remarkably serene and private outdoor retreat.

Early viewing is highly advised to fully appreciate the exceptional footprint, the unrivaled position, and the outstanding potential this home has to offer.

GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 11'2 x 10'8 (3.40m x 3.25m)

DINING ROOM 8'1 x 9'2 (2.46m x 2.79m)

KITCHEN / BREAKFAST ROOM 11'10 max narrowing to 5'5 x 20'8 max narrowing to 8'3 (L shaped room) (3.60m narrowing to 1.65m x 6.29m narrowing to 2.51m)

FIRST FLOOR LANDING

BEDROOM ONE 10' x 12'4 into wardrobe (3.04m x 3.75m)

BEDROOM TWO 12' max x 10' max into wardrobe (3.65m x 3.04m)

BEDROOM THREE 7'8 plus recess x 11' into wardrobe (2.33m x 3.35m)

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

Agents Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on: **01536 524425**

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SCAN ME

Contact us to arrange a FREE home valuation.

01536 524425

68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

kettering@pattisonlane.co.uk

www.pattisonlane.co.uk

SCAN ME

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