



12 Church Street
Broughton, NN14 1LU



Simpson & Partners

Tucked away in the heart of the ever-popular village of Broughton, this deceptively spacious four bedroom cottage presents a rare and exciting opportunity to acquire a characterful family home in one of the area's most sought-after locations. Combining timeless period charm with generous, well-planned living space, the property is offered for sale with no onward chain, whether they are growing families, professionals, or those simply looking to put down roots in a thriving and friendly community.

From the moment you arrive, the cottage exudes a warm and welcoming character that is increasingly hard to find. Upon entering, you are greeted by an entrance hall that flows openly into the dining room, creating a sociable and connected feel that is perfect for both everyday living and entertaining guests. The dining room serves as a natural hub of the home, providing access to the well-appointed kitchen, a practical utility room that keeps daily chores neatly tucked away, a convenient downstairs WC, and a versatile study that lends itself perfectly to those who work from home or require a quiet space for reading and relaxation.

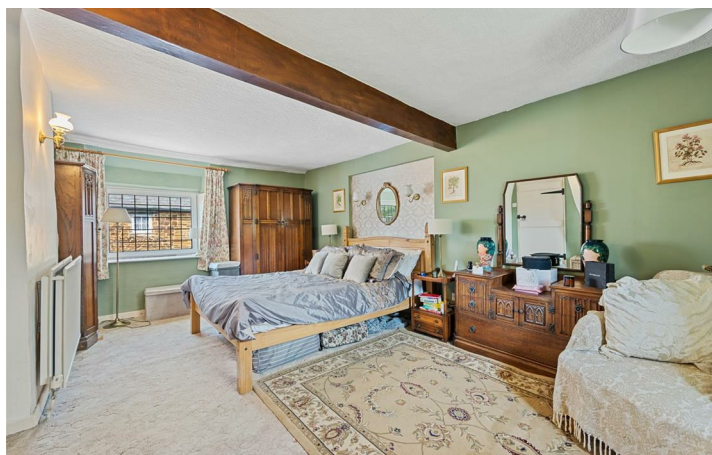
An impressive 'L' shaped sitting room, measuring an expansive 20 x 17. This wonderful room is brimming with character, boasting a striking inglenook style fireplace that promises cosy evenings during the colder months, while the exposed beams overhead add a genuine sense of history, warmth, and rustic charm.

Rising to the first floor, the property continues to impress with four bedrooms. The principal bedroom is particularly generous at 18' and benefits from its own impressive four piece ensuite bathroom, which includes a separate double width shower cubicle. The remaining bedrooms are served by a family bathroom.

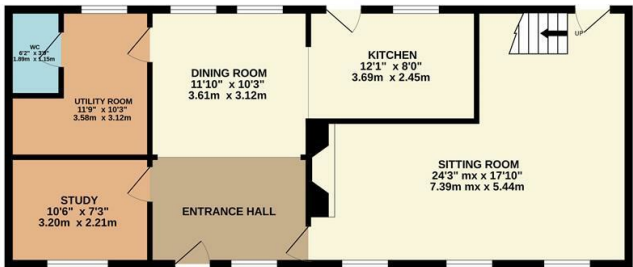
Stepping outside, the property enjoys an established rear garden , offering a mature and tranquil outdoor space in which to relax, entertain, or simply unwind after a long day.



Offers In Excess Of £325,000



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Made with Metreplan (2020)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN