



Thoday Close, Broughton, Kettering **Freehold** £280,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

 3  1  C  B

- Three Bedroom Semi Detached House
- En Suite to Master Bedroom
- Utility Room
- NO ONWARD CHAIN
- Open Plan Lounge / Dining / Kitchen

Nestled within a quiet cul-de-sac in the highly sought-after village of Broughton, this semi-detached residence has undergone a comprehensive program of extension and professional refurbishment.

Finished to an exacting standard throughout, the home now features a spectacular open-plan living space, seamlessly connecting to the garden via sleek bi-folding doors.



The heart of the home is a stunning, contemporary kitchen equipped with premium finishes, complemented by a dedicated utility room and a discreet ground-floor cloakroom. The first floor hosts three well-proportioned bedrooms, including a principal suite with a modern shower en-suite, alongside a refitted family bathroom.

Externally, the property offers a high degree of privacy in the rear garden-which includes a versatile brick-built outbuilding-plus a driveway and a partial garage for storage. An internal viewing is essential to appreciate the scale and quality of this renovation.

The accommodation comprises:

#### ENTRANCE

LOUNGE AREA 9'9 x 21'4 max (2.97m x 6.50m)

DINING AREA 11'1 x 6'11 (3.37m x 2.10m)

KITCHEN AREA 11'3 x 8'7 (3.42m x 2.61m)

UTILITY ROOM 5'3 x 5'4 (1.60m x 1.62m)

#### CLOAKROOM



GROUND FLOOR

1ST FLOOR



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## FIRST FLOOR LANDING

BEDROOM ONE 14'3 x 10' (4.34m x 3.04m)

EN SUITE

BEDROOM TWO 10' plus recess x 12' (3.04m x 3.65m)

BEDROOM THREE 7'1 x 9'3 (2.15m x 2.81m)

BATHROOM 5'9 x 6'4 (1.75m x 1.93m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

GARAGE STORE 10'4 max x 6'10 narrowing to 3'9 (3.14m x 2.08m narrowing to 1.14m)

REAR GARDEN

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

# Selling your property?



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Contact us to arrange a **FREE** home valuation.

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