

3 Wellingborough Road
Broughton
Northamptonshire
NN14 1PD

£700,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

**** VIEW OUR VIDEO TOUR**** Offered to the market with NO UPWARD CHAIN is this four bedroom DETACHED home in the sought after village of Broughton.

Close to shops, schools, amenities and main road links including the A43 and A14 and just a short drive to Kettering railway station which provides direct access to London St Pancras in approximately one hour.

With the original building dating back almost 300 years and having been occupied by one family for multiple generations this property has been extended and improved throughout the years.

Upon entry the hallway, with flagstone flooring opens into a spacious dining room, with bay fronted window and working log burner, with doors leading to a cosy, bay fronted lounge, with feature fireplace, the cellar and a refitted kitchen/family room.

The kitchen offers a range of base and eyelevel units, has parquet flooring, and an island with further storage and breakfast bar and opens into the family room which is an ideal space for entertaining and has a large pantry cupboard adjoins the conservatory which over looks the garden. A utility with built in storage and a WC complete the ground floor.

Upstairs expect to find a four piece bathroom suite with enclosed shower cubicle and free standing roll top bath in addition to FOUR DOUBLE bedrooms. The master enjoying a walk in wardrobe.

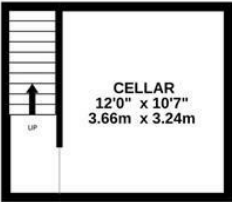
Outside the property benefits from a DOUBLE GARAGE and a wrap around garden. The garden is predominantly laid to lawn with patio areas and plenty of room for parking for several vehicles.

Call sole selling agents Oscar James to make your arrangement to view!

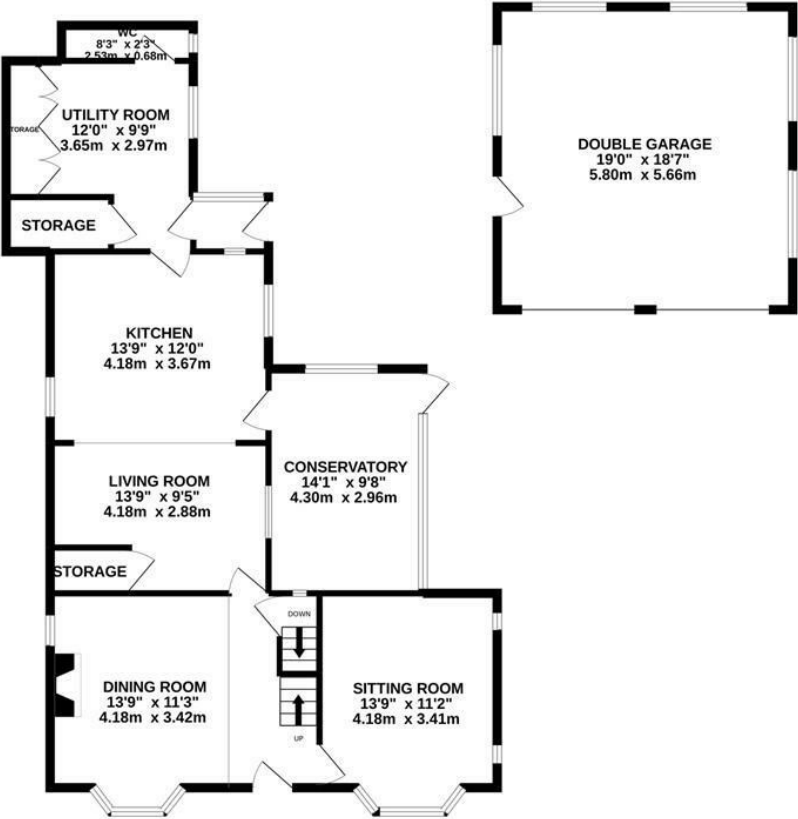
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Floor Plan

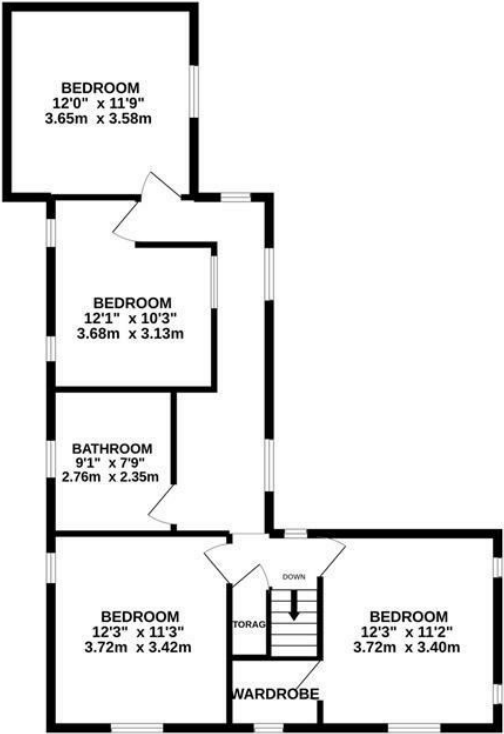
BASEMENT
168 sq.ft. (15.6 sq.m.) approx.



GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 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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AT A GLANCE...



Four reception rooms



Modern kitchen with island



Four double bedrooms



Four piece bathroom and cloakroom



Excellent plot



Double garage and ample off road parking





SELLER'S SECRET

Having been in the family for many generations we will be incredibly sad to leave our home. However, we have decided to move to be closer to family.



Why we like it....

Occupying a fantastic plot you must view to appreciate this properties full potential!

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To buy or not to buy....
