

HENDERSON CONNELLAN

ESTATE AGENTS

High Street, Broughton, NN14

"Modern Country"

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This striking stone home occupies a corner position within the heart of the village of Broughton, offering lovely rural walks, two parks, a village store, pub, primary school and newsagents/post office, Kettering Wellingborough and Northampton are all within each reach. The substantial, versatile interior showcases exceptional modern design to include an entrance hall, guest cloak room, utility room, a stunning free flowing kitchen/dining/living room with designer units, creating a wonderful social space. High quality finishes are evident throughout from the specialist wood effect flooring, to the oak interior doors. Upstairs the spacious theme continues with three double bedrooms arranged over two floors, all with built in storage and en-suites. The property benefits from a private driveway for two cars and enjoys a low maintenance garden.

Kitchen/Living/Dining Room - 7.01m x 4.78m (23'0" x 15'8")

WC - 3.43m x 1.52m (11'3" x 5'0")

Bedroom 2 - 3.35m x 2.74m (11'0" x 9'0")

Ensuite - 1.83m x 1.73m (6'0" x 5'8")

Bedroom 3 - 3.43m x 3.38m (11'3" x 11'1")

Ensuite - 2.44m x 1.83m (8'0" x 6'0")

Bedroom 1 - 4.44m x 4.37m (14'7" x 14'4")

Ensuite - 2.29m x 1.09m (7'6" x 3'7")

- Detached Home
- Corner Plot
- Modern Interior with high quality appliances
- Social Kitchen/dining/living room
- Three Double Bedrooms All With En-suites
- Low Maintenance Rear Garden
- Off Road Parking for Two cars
- EPC RATING: PENDING
- COUNCIL TAX: D

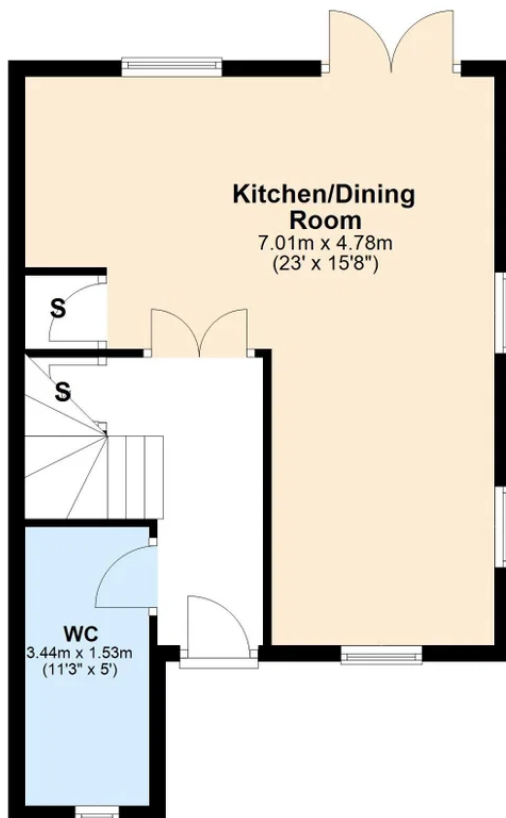
Tenure: Freehold





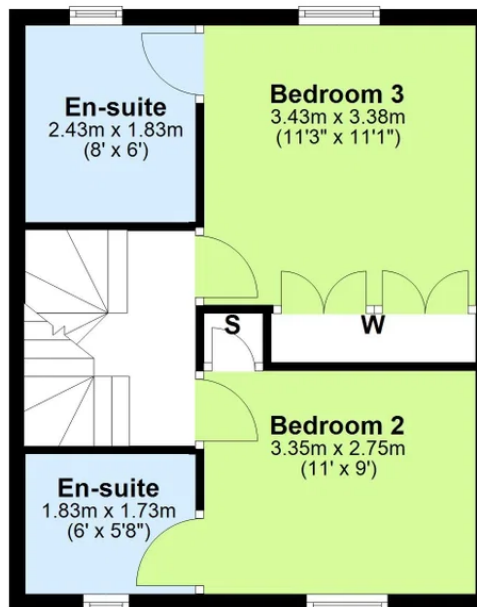
Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



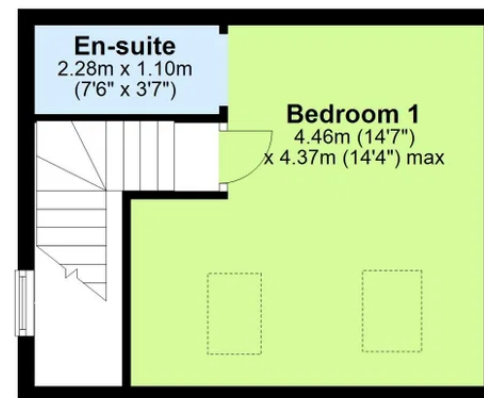
First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Second Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)

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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.

