

HENDERSON CONNELLAN

ESTATE AGENTS

High Street, Broughton NN14

"A Period Cottage With A Wonderful Garden And Double Garage"

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This charming cottage offers plenty of character occupying a substantial plot with private driveway and double garaging. Situated in the heart of Broughton this fabulous home combines character and convenience with easy access to a wealth of amenities to include village store, take away, pub, church and primary school, yet Kettering and its mainline railway is a short driveaway. The charming interior benefits from gas central heating to include an entrance hall, living room with feature fireplace, the free flowing kitchen/dining/family room is a great social space with feature fireplace enjoying the warmth of a multi fuel burner, the bespoke kitchen with granite worksurfaces. Upstairs there is a principal bathroom and three bedrooms, all of which are double in size, the principal bedroom with built in wardrobes Outside the front garden is well stock with pathway to front door, the generous, mature garden is split level with attractive plantings, seating areas, brick built outbuilding used as a bar and a sizeable driveway with parking for four / six cars leading to the double garage. A very impressive home.

Kitchen/Dining/Family Room - 8.1m x 3.91m (26'7" x 12'10")

Living Room - 3.66m x 3.35m (12'0" x 11'0")

Bedroom One - 3.96m x 3.05m (13'0" x 10'0")

Bedroom Two - 3.66m x 3.35m (12'0" x 11'0")

Bedroom Three - 3.96m x 2.44m (13'0" x 8'0")

Bathroom - 2.13m x 2.13m (7'0" x 7'0")

- Gas Central Heating
- UPVC Double Glazing
- Village Cottage
- Three Double Bedrooms
- Off Road Parking with double garage
- Useful Outbuilding
- EPC RATING: PENDING
- COUNCIL TAX: C

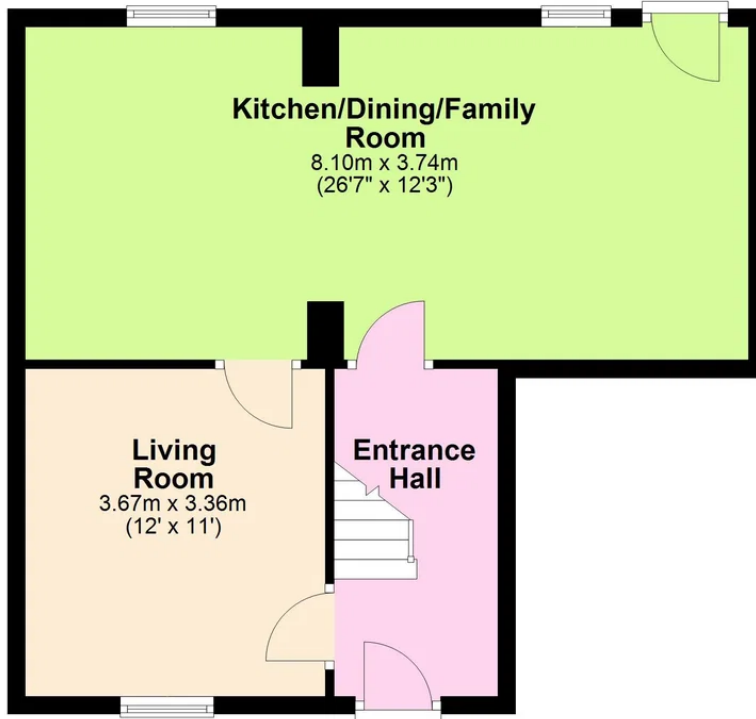
Tenure: Freehold





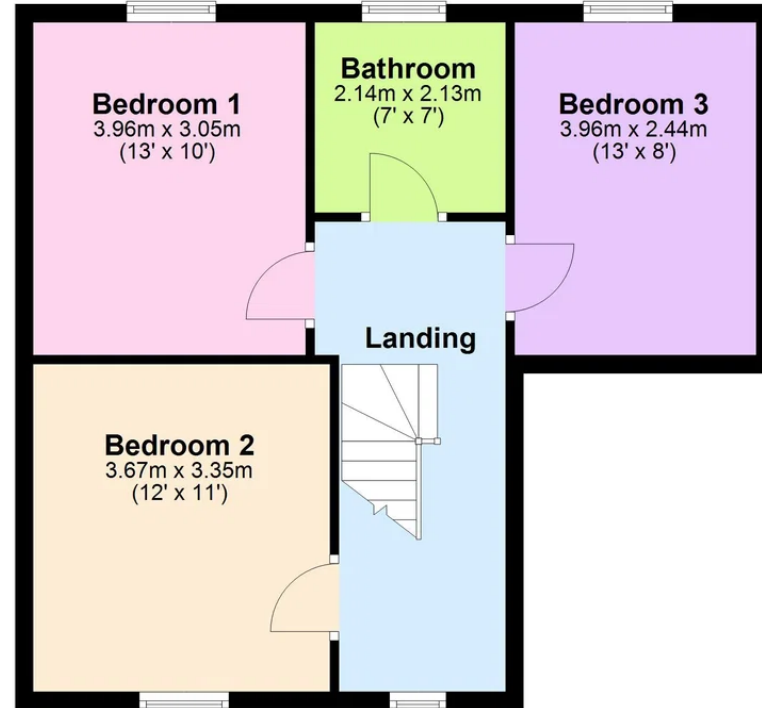
Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



First Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



Total area: approx. 100.7 sq. metres (1084.3 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.

