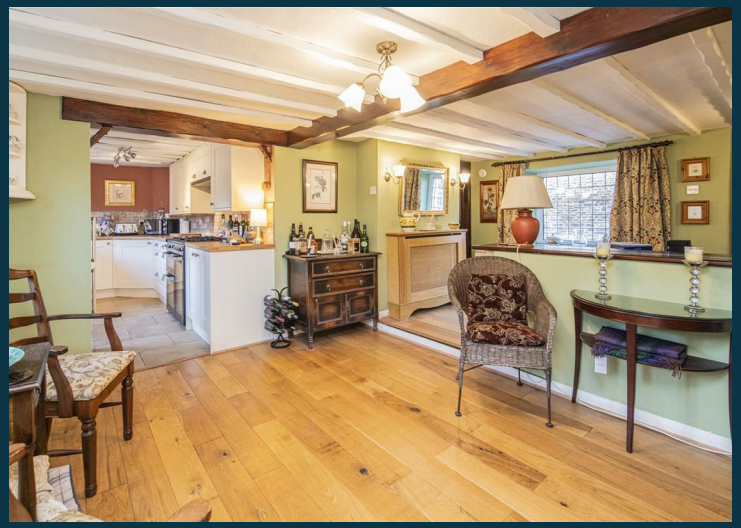
12 Church Street
Broughton
Northamptonshire
NN14 1LU

£300,000



OSCAR JAMES

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WHAT'S GREAT?

A characterful and charming cottage situated in the heart of Broughton Village which is ideally located between Kettering and Northampton and main road links including the A43 and A14.

This property is extremely generous in size with accommodation set over two floors consisting of an entrance hall which is split level leading to a study, dining area, huge lounge/diner, large utility room, cloakroom and refitted kitchen on the ground floor.

To the first floor there are four very well proportioned bedrooms, the master is exceptionally large with a sumptuous refitted four piece ensuite consisting of a stunning free standing bath, double shower cubicle, vanity sink unit and mood lighting, a four piece family bathroom services the remaining bedrooms and a huge walk in cupboard provides storage and airing space.

The property has so much to offer internally with exposed beams and stunning fireplace it must be viewed!

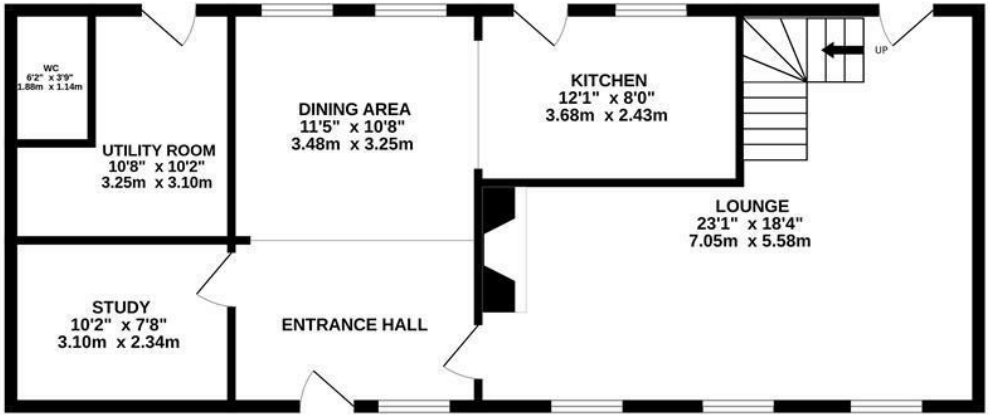
Outside the garden is an excellent size for the location being so central in the Village, is secluded with plenty of established trees and shrubs with access gate to the front.

Call the delighted sole selling agents Oscar James Kettering to make arrangements to view.

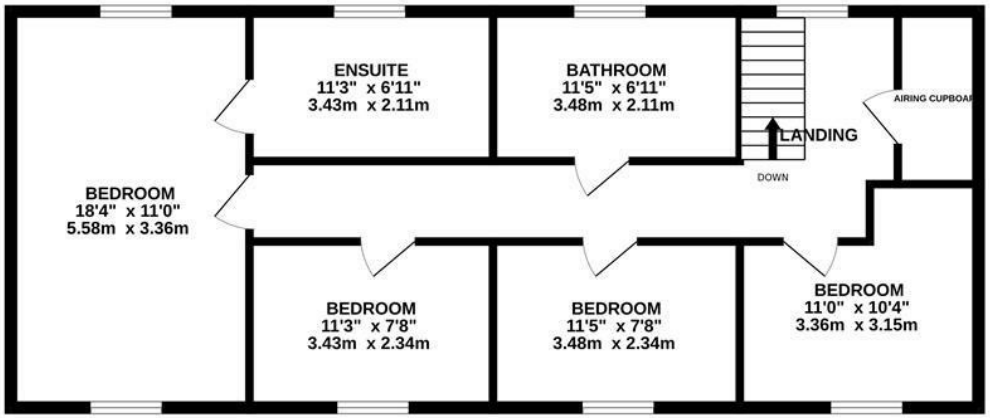
...expect excellence

Floor Plan

GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.1 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...

- Three reception rooms
- Refitted kitchen
- Four bedrooms
- Cloakroom, family bathroom and refitted ensuite
- Generous garden
- On street parking

SELLER'S SECRET

As a family home for some time I find myself looking to sell as I am no longer local, I very much hope the new owners enjoy living here as much as I have. There will be no related purchase connected with this sale hopefully making things as straightforward as possible.

Why we like it....

We love this property! So much space and character with an excellent size garden. Broughton Village is very well serviced by local shops and amenities making it an ideal place to live for those wanting village life but with plenty going on still. A definite must view!

To buy or not to buy....

OSCAR JAMES

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