



Northampton Road, Broughton Kettering **Freehold** £260,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Four Bedroom Semi Detached Home
- Garage & Driveway
- Downstairs Cloakroom
- En Suite to Master Bedroom
- Utility Room

****OPEN HOUSE EVENT**** Call to book your slot between 11am - 12pm on the 26th September 2026.

Presenting this substantial four-bedroom residence located in the North Northamptonshire village of Broughton. Offering a comprehensive arrangement of accommodation across two floors, the ground floor features a large lounge complete with a bay window, alongside a generously proportioned kitchen and dining room. These primary living spaces are supported by the highly practical additions of a separate utility room and a ground-floor WC. The upper level provides four well-spaced bedrooms, with the principal bedroom benefiting from a dedicated en-suite.



Externally, the property features private, enclosed gardens to both the front and rear elevations, alongside a garage and dedicated off-road parking.

Internal viewing is highly advised to fully appreciate the scale and specification of the accommodation provided.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 15'5 plus bay x 10'6 (4.69m x 3.20m)

KITCHEN / DINING ROOM 20'10 max x 10'10 max plus recess (6.35m x 3.30m)

UTILITY ROOM

FIRST FLOOR LANDING

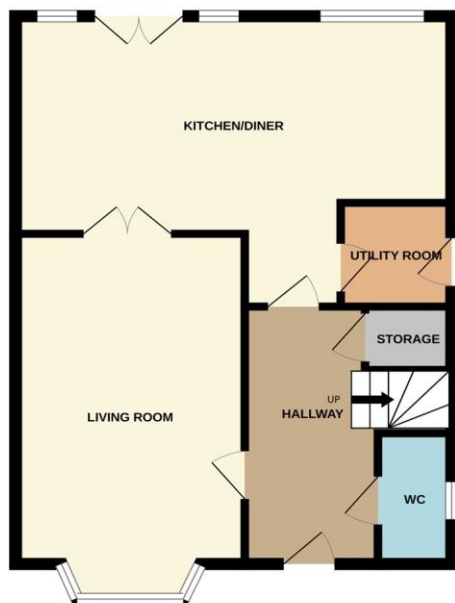
BEDROOM ONE 13'1 x 10'10 (3.98m x 3.30m)

EN SUITE

BEDROOM TWO 10'10 x 10'10 (3.30m x 3.30m)



GROUND FLOOR



1ST FLOOR



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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BEDROOM THREE 9'2 x 6'11 (2.79m x 2.10m)

BEDROOM FOUR 9'2 x 5'11 (2.79m x 1.80m)

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE & DRIVEWAY AT THE REAR

AGENTS NOTE:

- Under the terms of the Estate Agents Act 1979 (Section 21) please note the vendor of this property is a relative of an employee within the Connells Group company.

- The advertised council tax band is from 25/26. Please enquire further with the branch for updated information.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206978 - 0003

