

HENDERSON CONNELLAN

ESTATE AGENTS



High Street, Broughton, NN14

"More Than Meets the Eye – A Surprisingly Spacious Village Cottage"

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Full of character and charm, this lovely double-fronted stone cottage is perfectly placed within this desirable village setting. With its inviting façade, timeless features and cosy feel, it's a home that blends traditional charm with contemporary design and layout updates. The entrance vestibule has attractive black and white mosaic tiled flooring which extends to the snug with feature red brick elevation and feature fireplace with log burner which extends to the living room with Inglenook fireplace enjoying the warmth of a wood burner. The fabulous free flowing kitchen/dining room is a great social space with range cooker and feature fireplace and there is a very useful, versatile utility/boot room. Upstairs there is a principal bathroom with roll top bath and four bedrooms, all of which are double sized, the main bedroom with exposed red brick chimney and built in wardrobes. Gas central heating and sealed unit double glazing complete the inside. The lovely garden is very private, laid to lawn, a shared access leads to a private driveway with car port, perfect for one car which can also be used for all weather outdoor living. Broughton has a school, village store, pretty Church, pub and fine rural walks.

Living Room - 4.09m x 3.73m (13'5" x 12'3")

Snug - 4.67m x 3.15m (15'4" x 10'4")

Utility Room - 3.23m x 2.39m (10'7" x 7'10")

Kitchen/Dining Room - 6.55m x 3.1m (21'6" x 10'2")

Basement - 4.67m x 2.87m (15'4" x 9'5")

Basement Room 2 - 2.79m x 2.57m (9'2" x 8'5")

Bedroom One - 3.4m x 2.97m (11'2" x 9'9")

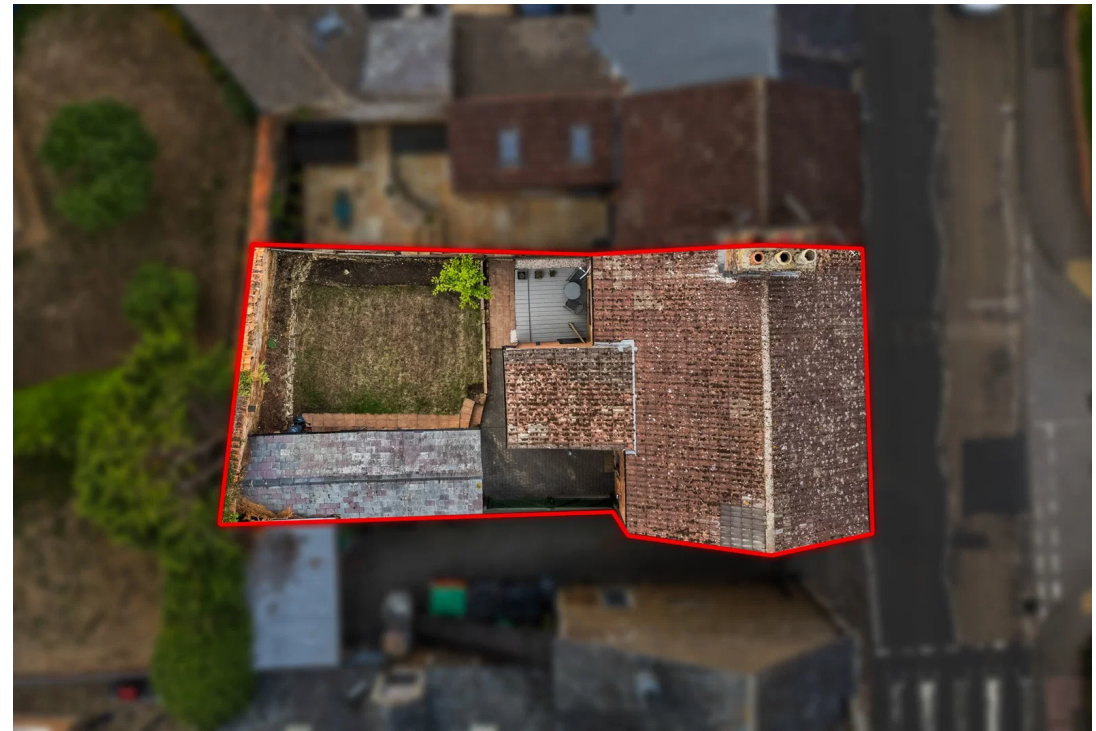
Bedroom Two - 3.96m x 3.1m (13'0" x 10'2")

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

Bedroom Four - 3.23m x 3.17m (10'7" x 10'5")

Bathroom - 3.28m x 2.39m (10'9" x 7'10")

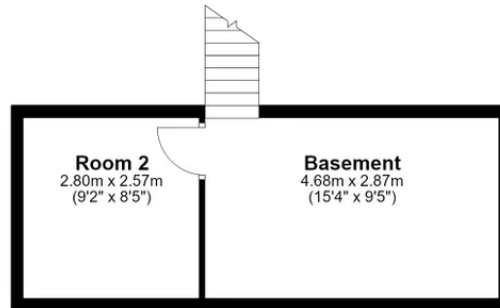
- Gas Central Heating
- Sealed unit double glazing
- Living Room and Snug both with wood burners
- Fabulous social, Kitchen/Breakfast Room
- Four Double Bedrooms
- Stunning Bathroom with roll top bath
- EPC Rating :PENDING
- Council Tax: C
- Tenure: Freehold





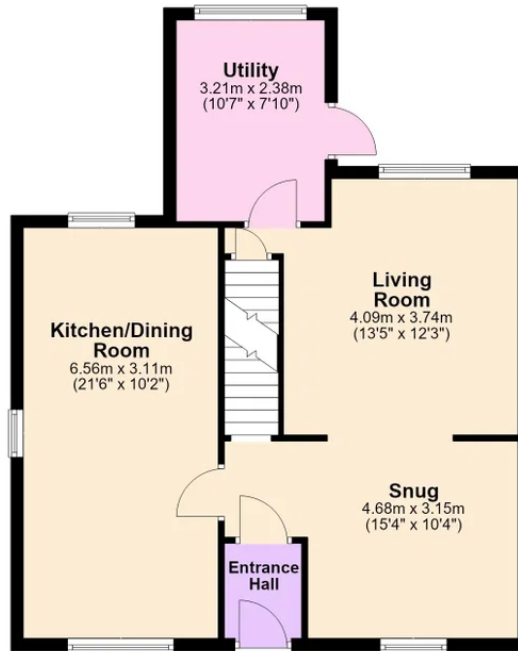
Basement

Approx. 21.8 sq. metres (234.2 sq. feet)



Ground Floor

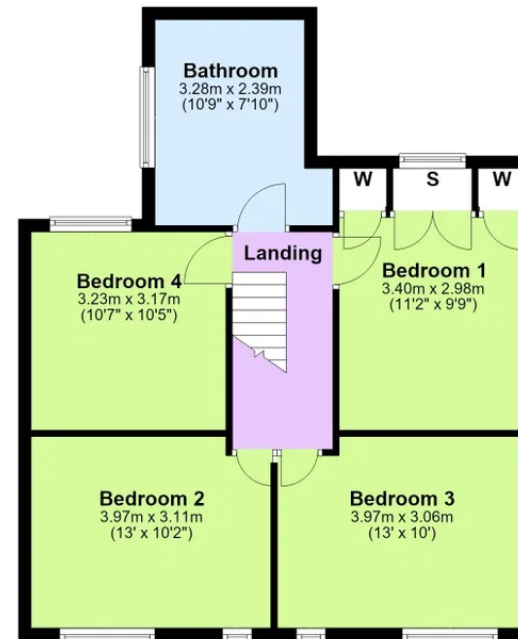
Approx. 61.9 sq. metres (666.7 sq. feet)



Total area: approx. 145.7 sq. metres (1568.2 sq. feet)

First Floor

Approx. 62.0 sq. metres (667.3 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.

