



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Wellingborough Road, Broughton, Kettering, NN14
"Perfect Design"

3 1 1



"Perfect Design"

This fabulous three-bedroom end-of-terrace home is offered to the market with NO CHAIN and is situated in the heart of Broughton, a popular village offering a pub, village store, post office/newsagents, parkland and scenic rural walks, while also providing convenient access to Kettering, Wellingborough and Northampton. Benefiting from gas central heating and UPVC double glazing, the property features a welcoming entrance hall with guest cloakroom, a spacious living room, and a modern kitchen/dining room with granite worktops, integrated oven and induction hob and sliding doors opening onto the rear garden. Upstairs are three well-proportioned double bedrooms and a contemporary family bathroom. Outside, there is off-road parking for three to four cars and a private, enclosed rear garden with patio seating, lawn, mature planting and gated side access—ideal for village living with the added advantage of local amenities.

Kitchen/Dining Room - 3m x 6.73m (9'10" x 22'1")

Living Room - 4.55m x 3.53m (14'11" x 11'7")

Bedroom 1 - 3.1m x 3.53m (10'2" x 11'7")

Bedroom 2 - 3.02m x 3.1m (9'11" x 10'2")

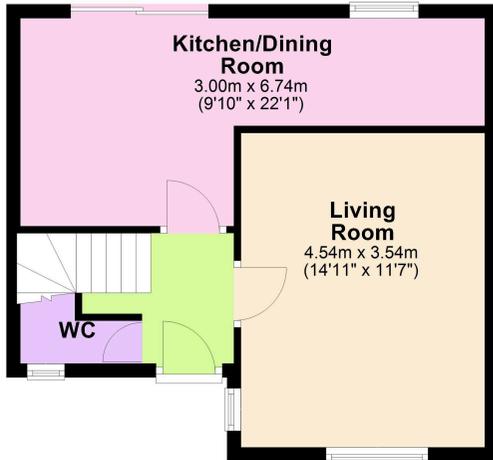
Bedroom 3 - 2.11m x 3.53m (6'11" x 11'7")

Bathroom - 1.6m x 2.67m (5'3" x 8'9")



Ground Floor

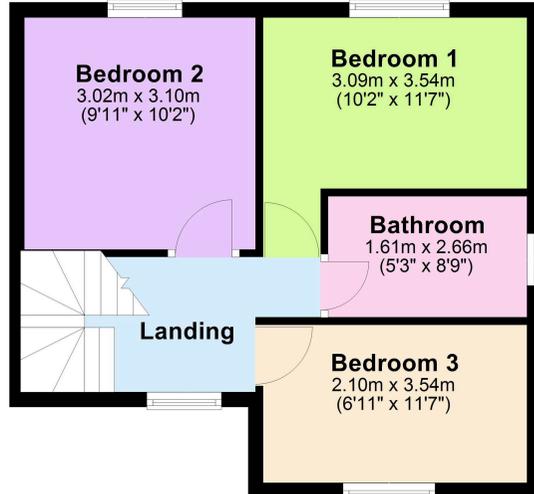
Approx. 37.9 sq. metres (407.4 sq. feet)



Total area: approx. 75.5 sq. metres (812.6 sq. feet)

First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



- Village Location
- End of Terrace
- Three Double Bedrooms
- Kitchen/Dining Room
- Large Private Garden
- Gas Central Heating
- UPVC Double Glazing
- Off Road Parking
- EPC: PENDING
- Council Tax: B



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.

15-16 Market Place, Kettering,
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