



64 Wellingborough Road
Broughton, NN14 1PD



Simpson & Partners

Nestled in the sought-after village of Broughton, this beautifully presented three bedroom 1920s property offers a wonderful blend of period charm and modern comfort. The property benefits from UPVC double glazing and gas radiator heating, ensuring warmth and efficiency all year round.

Upon entering, a welcoming entrance hall leads through to a spacious lounge, complete with a working open fire that serves as a stunning focal point. The lounge flows seamlessly into the luxury fitted kitchen through an open plan layout, creating an ideal space for both entertaining and everyday living. Elegant French doors open from the kitchen onto the beautifully landscaped rear garden, flooding the space with natural light and providing effortless indoor-outdoor living. A practical utility room completes the ground floor, offering plumbing for a washing machine as well as housing the boiler.

On the first floor, three generously sized double bedrooms provide excellent accommodation for families or those seeking additional space, while a luxury fitted three piece bathroom suite adds a touch of indulgence to the daily routine.

This is a home that truly must be seen to be appreciated. An internal viewing is highly recommended to fully experience the quality of presentation and the charming character this delightful 1920s property has to offer.

Price £260,000



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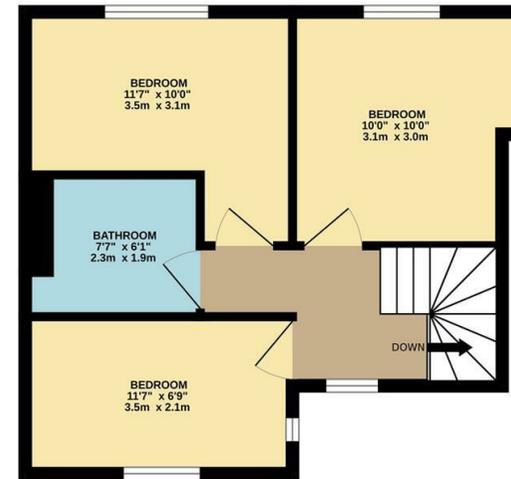
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GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
	EU Directive 2002/91/EC	



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01536 518200

kettering@simpsonandpartners.co.uk

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1 Silver Street, Kettering, Northants, NN16 0BN