



Northampton Road, Broughton Kettering **Freehold** £270,000

**Pattison
Lane**

Key Features



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

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

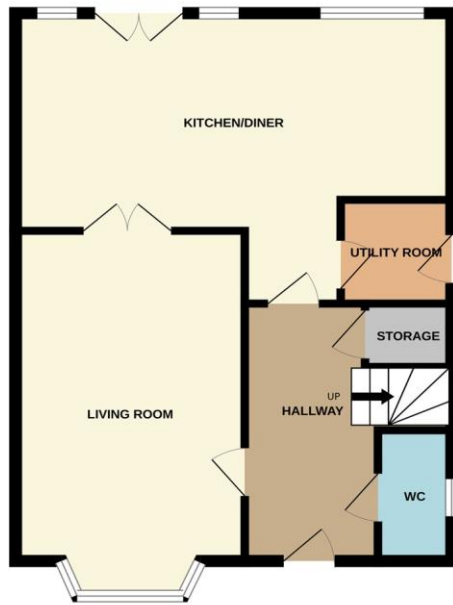
BEDROOM TWO 10'10 x 10'10 (3.30m x 3.30m)

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

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



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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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 an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on:
01536 524425

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