

HENDERSON CONNELLAN

ESTATE AGENTS

Thoday Close, Broughton NN14

“Country Tranquility”

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Situated in the sought-after village of Broughton, this semi-detached home is offered to the market with no onward chain and is an excellent choice for first-time buyers looking to take their first step onto the ladder. The property enjoys a lovely semi-rural setting with countryside walks on the doorstep, along with local amenities including two parks, a village store, pub, primary school and newsagent/post office. The larger towns of Kettering, Wellingborough and Northampton are all within easy reach. The property benefits from gas central heating and mostly UPVC double glazing. Offering a well-proportioned accommodation including a spacious open-plan living and dining room which flows through to a fitted kitchen with space for appliances, plus a useful lean-to providing additional storage and garden access. To the first floor are two double bedrooms, with the main bedroom featuring built-in wardrobes, alongside a family bathroom with bath and shower over. Externally, the property provides off-road parking to the front with further gated parking to the rear, while the enclosed rear garden offers a combination of patio seating areas, lawn and mature borders, enclosed by timber fencing.

Living Room - 4.88m x 3.68m (16'0" x 12'1")

Kitchen - 3.68m x 2.57m (12'1" x 8'5")

Lean-to - 3.07m x 1.93m (10'1" x 6'4")

Bedroom One - 3.71m x 2.57m (12'2" x 8'5")

Bedroom Two - 3.73m x 2.18m (12'3" x 7'2")

Bathroom - 2.82m x 1.7m (9'3" x 5'7")

- Semi Detached Home
- Two Double Bedrooms
- Large Garden
- Offroad Parking for Three Cars
- Gas Central Heating
- Mostly UPVC Double Glazing
- Village Location
- Close to Village Amenities
- EPC RATING: D
- COUNCIL TAX: B

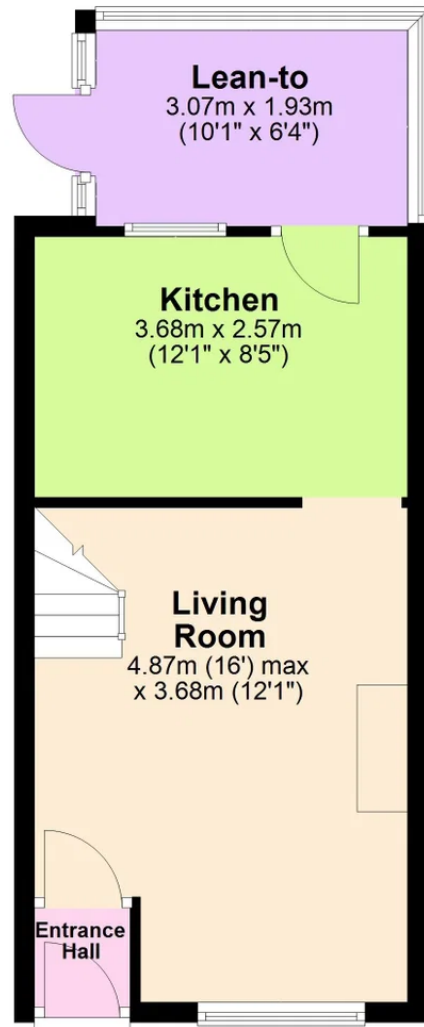
Tenure: Freehold





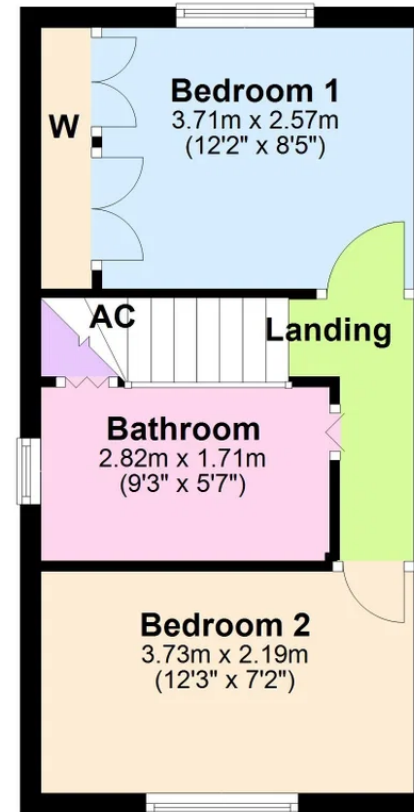
Ground Floor

Approx. 32.9 sq. metres (354.0 sq. feet)
(excluding Entrance Hall)



First Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)