



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Cransely Hill, Broughton Nn14

🛏 5 🚿 2 🚗 3





## "Kids, Family, Hobbies and Friends"

There is room for everyone and more in this substantial, extended detached family home conveniently situated in this desirable village. Broughton benefits from a primary school, village store, newsagents and post office, pub and church, lovely rural walks are moments away, Kettering and Wellingborough along with their respective railway lines are within easy reach. The significant interior benefits from gas central heating and UPVC double glazed windows to include an entrance porch, leading to the entrance hall, guest cloakroom, living room with wood burner, versatile study/snug and free flowing kitchen/dining/family room with granite worksurfaces, the family room has vaulted ceilings, underfloor heating and bi-folding doors to the garden. Upstairs the generous galleried landing leads to a principal bathroom and five bedrooms, four of which are double sized, the main bedroom with en suite.

Outside the plot enjoys wrap around gardens, with mature hedging providing privacy, a private block paved driveway accessed via gates leads to a double garage, the rear garden with porcelain patio and mature plantings. An exceptional home offered to the market with - NO CHAIN

**Living Room** - 7.29m x 3.89m (23'11" x 12'9")

**Kitchen/Dining/Family Room** - 11.46m x 7.52m (37'7" x 24'8")

**Study** - 3.1m x 2.31m (10'2" x 7'7")

**utility Room** - 3.71m x 2.06m (12'2" x 6'9")

**Guest WC** - 1.8m x 1.75m (5'11" x 5'9")

**Bedroom One** - 4.22m x 3.12m (13'10" x 10'3")

**Ensuite** - 2.16m x 1.47m (7'1" x 4'10")

**Bedroom Two** - 3.89m x 3.61m (12'9" x 11'10")

**Bedroom Three** - 4.93m x 3.89m (16'2" x 12'9")

**Bedroom Four** - 3.91m x 3.56m (12'10" x 11'8")

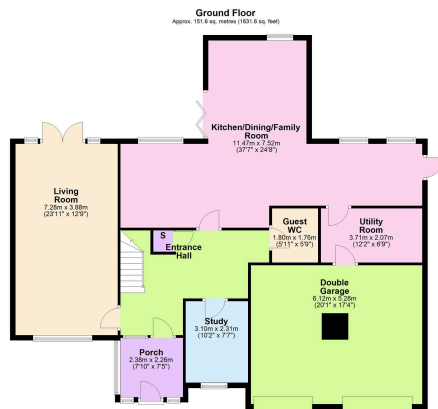
**Bathroom** - 2.54m x 2.16m (8'4" x 7'1")

**Bedroom Five** - 2.79m x 2.74m (9'2" x 9'0")

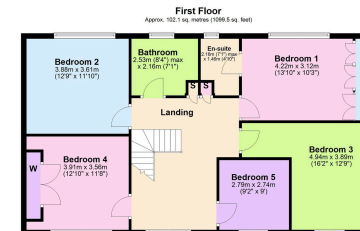




- NO CHAIN
- Detached
- Five bedrooms
- Sought after village of Broughton
- Impressive open plan kitchen/ dining/family room
- Built by the current owners
- En-suite to principal bedroom
- Off road parking and a double garage
- EPC RATING: C
- COUNCIL TAX: F



Total area: approx. 253.7 sq. metres (2731.1 sq. feet)



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,  
Northamptonshire, NN16 0AJ

