



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Rathmine Court, Broughton, NN14

"Rural England at its finest"

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## "Rural England at its finest"

Enjoy the open countryside views that adjoin this fabulous, detached residence built by Charles Church, nestled in this small, select cul de sac. The impressive interior benefits from gas central heating and UPVC double glazed windows to include a stunning free flowing designer kitchen/breakfast/family room with a range of integrated appliances and solid oak worktops. The dining room is versatile and the living room is a great size, the perfect vantage point from which to admire the garden and view. Upstairs the bathroom is well appointed and the four bedrooms are great sizes, three of which are double sized, the master with en suite. Outside a private driveway leads to a single garage and the rear garden has a mature feel with decking. Broughton offers a pub, primary school and shop, along with easy access to both Kettering and Northampton. An outstanding home.

**Kitchen/Breakfast Room** - 6.38m x 3.05m (20'11" x 10'0")

**Living Room** - 4.95m x 4.55m (16'3" x 14'11")

**Snug/Study** - 3.25m x 3.05m (10'8" x 10'0")

**Utility Room** - 2.79m x 2.31m (9'2" x 7'7")

**Store** - 3.07m x 2.54m (10'1" x 8'4")

**Bedroom 1** - 3.02m x 2.62m (9'11" x 8'7")

### Ensuite

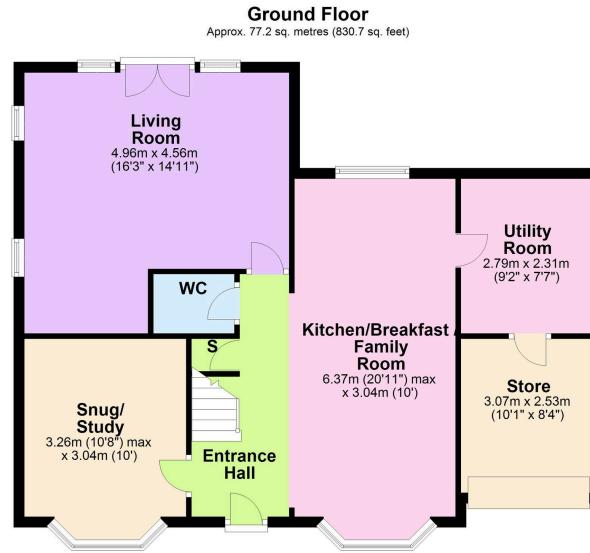
**Bedroom 2** - 3.28m x 2.01m (10'9" x 6'7")

**Bedroom 3** - 3.02m x 2.62m (9'11" x 8'7")

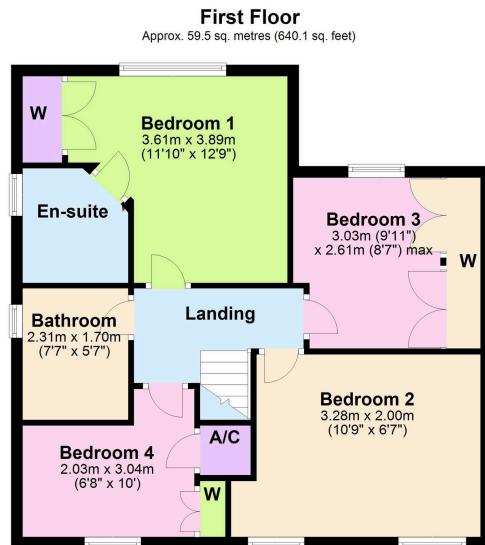
**Bedroom 4** - 2.03m x 3.05m (6'8" x 10'0")

**Bathroom** - 2.31m x 1.7m (7'7" x 5'7")





- NO CHAIN
- Stunning Countryside Views
- Detached Home
- Open Plan Kitchen/Breakfast/Family Room
- Utility Room
- Four Bedrooms
- Newly Fitted Bathroom and En-Suite
- Off Road Parking
- COUNCIL TAX: E
- EPC RATING: D



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.