





**Carter Avenue,Broughton Kettering NN14 1LZ**

william h brown

***welcome to***

## Carter Avenue, Broughton Kettering

William H Brown are delighted to present this three-bedroom mid-terrace property situated in the popular village of Broughton in need of modernisation.
Perfect first time buy.

**Entrance Hall**
Entered via a UPVC door to the front aspect, features include a radiator and staircase to first floor landing.

**Lounge/ Diner**
20' 11" x 10' 10" ( 6.38m x 3.30m )
Double glazed windows to the front and rear aspect, radiators and woodburning stove.

**Kitchen**
20' 11" x 10' 10" ( 6.38m x 3.30m )
Kitchen with base units with worksurfaces over, a stainless steel sink with a mixer tap over and drainage to the side. Tiled flooring, spaces for white goods, double glazed window to the rear aspect and a UPVC door leading to the rear garden.

**Utility/ Store Room**
12' x 5' 5" ( 3.66m x 1.65m )
Further space for potential utility/store room with boiler and a double glazed window to the side aspect.

**First Floor Landing**
Stairs rising from the entrance hall, loft access and doors leading to all rooms.

**Bedroom One**
14' 2" x 10' 2" ( 4.32m x 3.10m )
Double glazed window to the front aspect, radiator and a storage cupboard.

**Bedroom Two**
11' 2" x 9' 4" ( 3.40m x 2.84m )
Double glazed window to the front aspect, radiator and a storage cupboard.

**Bedroom Three**
15' 1" x 10' 4" ( 4.60m x 3.15m )
Double glazed window to the rear aspect and a radiator.

**Bathroom**
A two piece suite comprising a bath and wash hand basin, radiator and obscure double glazed window to the rear aspect.

**W/C**
A separate low level w/c with an obscure double glazed window to the rear aspect.

**Externally**

**Front**
Gravelled front with side access to the rear garden

**Rear Garden**
Mainly laid to lawn, with a concrete log store and seating area.









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## Carter Avenue, Broughton Kettering

- Three bedrooms
- Lounge with woodburner
- Potential for off road parking subject to planning permission.
- Recently replaced boiler
- Potential to improve

Tenure: Freehold EPC Rating: B
Council Tax Band: A

offers in excess of

**£185,000**




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Property Ombudsman

Property Ref:
RWL108322 - 0003

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