

# HENDERSON CONNELLAN

ESTATE AGENTS



**Church Street, Broughton, NN14**

**"Village Charm with Parking/Garage"**

## "Village Charm with Parking/Garage"

This charming Iron stone fronted cottage is situated in the heart of Broughton and benefits from the rarity of parking and a garage. The village offers a convenience store, Post Office, hairdressers, pub, picturesque Church and fine rural walks, with easy access to Wellingborough, Northampton and Kettering along with their respective railway lines. The interior benefits from gas central heating and UPVC double glazing to include an entrance vestibule, living room with feature fireplace and working fire which flows to the generous dining room, the galley style kitchen has an integrated oven and hob leading to a utility area. In addition, there is a principal bathroom and three bedrooms, two are double in size, the principal room with feature decorative fireplace, the second room with built-in wardrobes and an en suite wash room. Outside there is a courtyard area, communal passageway for the cottages and the main garden beyond, which is tiered with seating area, lawn and attractive borders, which extend to the head of the garden where there is a parking space leading to the single garage. A fabulous character home!

**Living Room** - 3.56m x 3.33m (11'8" x 10'11")

**Dining Room** - 4.62m x 3.45m (15'2" x 11'4")

**Kitchen** - 3.4m x 2.41m (11'2" x 7'11")

**Bathroom** - 2.49m x 1.57m (8'2" x 5'2")

**Bedroom 1** - 3.63m x 3.33m (11'11" x 10'11")

**Bedroom 2** - 3.68m x 3.43m (12'1" x 11'3")

**Bedroom 3** - 3.05m x 2.41m (10'0" x 7'11")

**Garage** - 5.72m x 3.35m (18'9" x 11'0")

- Off Road Parking for One Car
- Single Garage with Power and Lighting
- Large Rear Garden
- Three Bedrooms
- Living Room with Open Fireplace
- Galley Style Kitchen
- Downstairs Bathroom & Upstairs Cloakroom
- Desirable Village of Broughton with a School, Amenities and Pub
- EPC RATING: D

**Council Tax Band: B**

**Tenure: Freehold**







**First Floor**  
Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 106.9 sq. metres (1151.1 sq. feet)



Henderson Connellan Kettering office 01536 417888 [ketteringsales@hendersonconnellan.co.uk](mailto:ketteringsales@hendersonconnellan.co.uk)

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.

