

HENDERSON CONNELLAN

ESTATE AGENTS

Wellingborough Road, Broughton NN14 1PD

"Modern Village Living"

Enhanced by AI with 

“Modern Village Living”

This two-bedroom semi-detached home is situated on the periphery of the sought-after village of Broughton offering a village store with post office, fish and chip shop, public house, picturesque Church and some fine rural walks. The property includes tiled flooring throughout the ground floor, entrance hallway, living room with a media wall, kitchen/dining room with a handle less kitchen, laminate work surfaces and integrated appliances with space for a dining table, patio doors out into the garden and useful utility room (previously a guest cloakroom). Upstairs there are two bedrooms and a principal bathroom. Outside there is a block paved driveway providing off road parking for two cars with a path up to the front door. The rear garden has a good degree of privacy with an excellent bespoke pergola with sliding walls all around (11'10 x 11'6) creating the perfect outdoor entertainment space in all-weather with outdoor sockets. Gas central heating, UPVC double glazing windows and solar panels create efficient living.

Living Room - 3.73m x 3.12m (12'3" x 10'3")

Kitchen/Dining Room - 4.11m x 3.07m (13'6" x 10'1")

Bedroom One - 4.11m x 3.63m (13'6" x 11'11")

Bedroom Two - 3.23m x 2.03m (10'7" x 6'8")

Bathroom - 1.96m x 1.73m (6'5" x 5'8")

Utility Room - 1.73m x 1.45m (5'8" x 4'9")

- Two bedroom semi-detached home
- Open plan modern kitchen/dining room
- Modernised kitchen with integrated appliances
- Sought-after village of Broughton
- Owned solar panels
- Private rear garden
- Customised pergola all-weather area
- Block paved driveway for two cars
- EPC RATING: C
- COUNCIL TAX: B

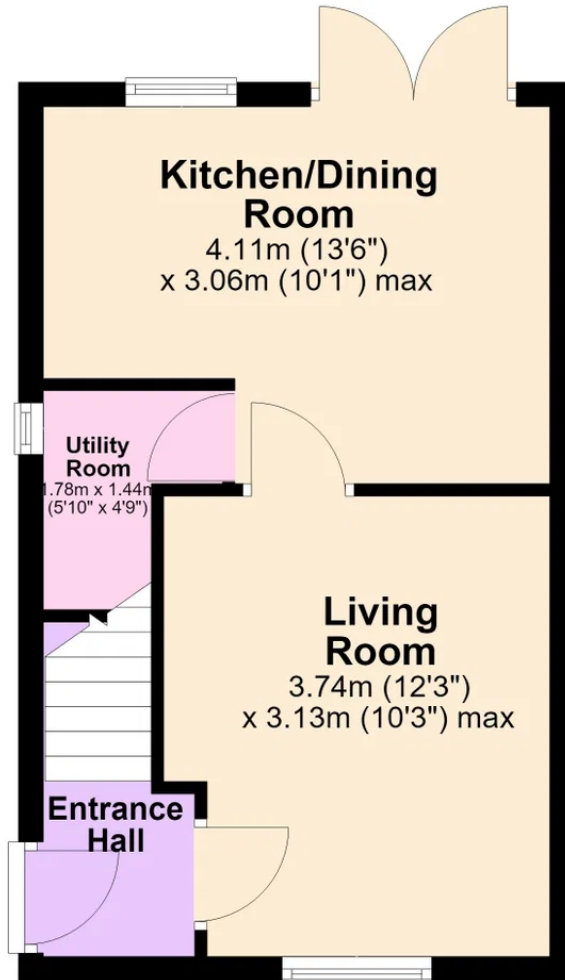
Tenure: Freehold





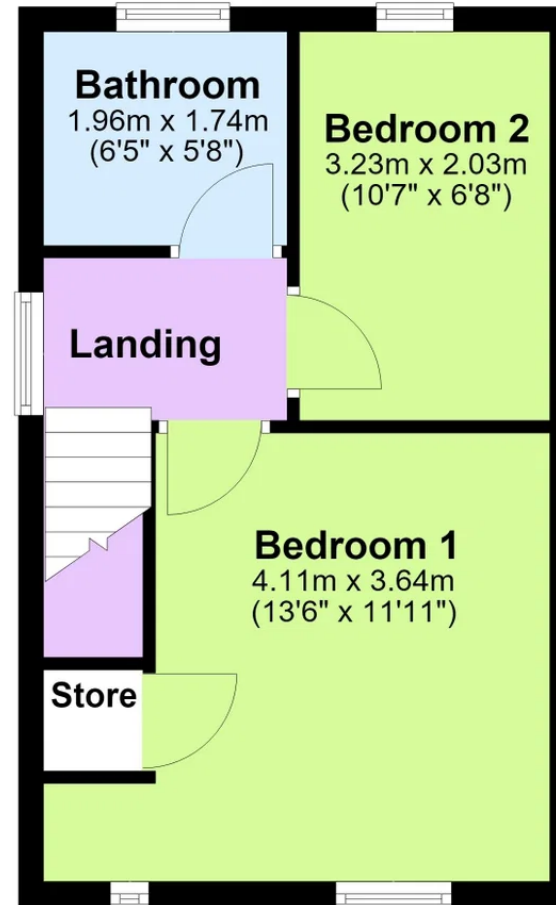
Ground Floor

Approx. 25.1 sq. metres (270.1 sq. feet)
(excluding Entrance Hall)



First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 53.5 sq. metres (576.1 sq. feet)