



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Brookhaven, Broughton

"Rural Seclusion"

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"Rural Seclusion"

Discreetly positioned in this small select cul de sac, this lovely, established detached home occupies an impressive plot with private driveway for two cars, an oversized garage with electric door and lovely wrap around gardens. The stylish interior feature an entrance hall with guest cloakroom, living room with working fire flowing to a snug area with double door to the garden. The split level kitchen/dining/family room is a great social space. Upstairs there is a principal bathroom and four bedrooms the master with en suite. Gas central heating and double glazed windows complete the inside. Ideal family home. Broughton has a picturesque Church, village store, primary school, pub and lovely countryside walks.

EPC Rating: D COUNCIL TAX: D

Living Room - 3.99m x 3.66m (13'1" x 12'0")

Snug - 3.35m x 2.44m (11'0" x 8'0")

Dining Room - 3.94m x 3.63m (12'11" x 11'11")

Kitchen - 4.47m x 2.46m (14'8" x 8'1")

Bedroom 1 - 3.96m x 3.66m (13'0" x 12'0")

Ensuite - 2.29m x 1.47m (7'6" x 4'10")

Bedroom 2 - 3.96m x 3.66m (13'0" x 12'0")

Bedroom 3 - 2.79m x 2.44m (9'2" x 8'0")

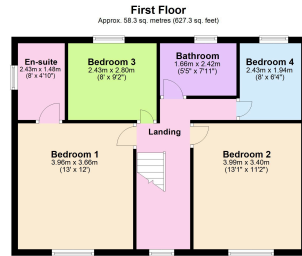
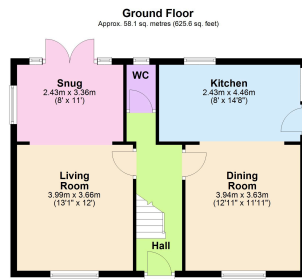
Bedroom 4 - 2.44m x 1.96m (8'0" x 6'5")

Bathroom - 2.41m x 1.65m (7'11" x 5'5")

Broughton

The village of Broughton lies off the main A43 Kettering to Northampton road. The village has a long history going back to the Anglo-Saxon times and in the 1086 Domesday Book, Broughton is referred to as 'Burtone'. Broughton boasts a Primary School, Brownies and Scouts groups, Bowls club, Baptist chapel and church as well as several community groups and meetings. It has a pub, village shops and newsagents, as well as a village hall and playing fields. There are local countryside walks and good road links to Kettering and the A14, and mainline railway station at Kettering provides access to St Pancras in under an hour.





Total area: approx. 116.4 sq. metres (1252.8 sq. feet)

- Detached
- Cul De Sac Location
- Garage
- Two Bathrooms
- Ideal Family Home
- Four Bedroom
- Off Road Parking for Two Cars
- Wrap Around Gardens
- Village Location



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.

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