



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Brookhaven, Broughton NN14

"Village Living"

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"Village Living"

This fabulous detached residence is nestled in this small select cul de sac within this sought after village. Broughton offers a village store/Post Office, primary school, pub, picturesque church and lovely rural walks. The well-presented interior is deceptively large benefiting from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, living room with feature fireplace, versatile study/snug, fabulous kitchen with granite work surfaces and island, palatial formal bay fronted dining room, substantial family room, utility room and laundry room. Upstairs there is a refitted principal bathroom and four bedrooms, three with built in wardrobes and the master with ensuite. Outside a private block paved driveway offers parking for three cars and access to a single garage, the front and rear gardens are well kept. Village living awaits.

Living Room - 4.19m x 4.06m (13'9" x 13'4")

Dining/Family Room - 4.7m x 3.05m (15'5" x 10'0")

Family Room - 7.52m x 3.45m (24'8" x 11'4")

Study/Snug - 3.23m x 2.08m (10'7" x 6'10")

Kitchen - 4.44m x 3.15m (14'7" x 10'4")

Utility Room - 2.06m x 1.88m (6'9" x 6'2")

Laundry Room - 3.45m x 1.68m (11'4" x 5'6")

WC - 1.88m x 0.94m (6'2" x 3'1")

Bedroom One - 4.17m x 4.06m (13'8" x 13'4")

Ensuite - 2.54m x 2.08m (8'4" x 6'10")

Bedroom Two - 3.38m x 3.25m (11'1" x 10'8")

Bedroom Three - 3.07m x 2.77m (10'1" x 9'1")

Bedroom Four - 2.49m x 2.41m (8'2" x 7'11")

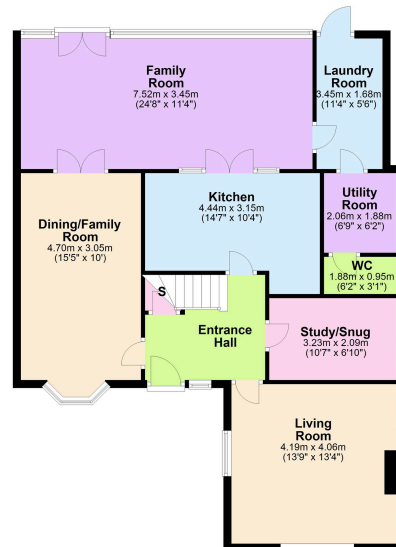
Bathroom - 2.51m x 2.01m (8'3" x 6'7")



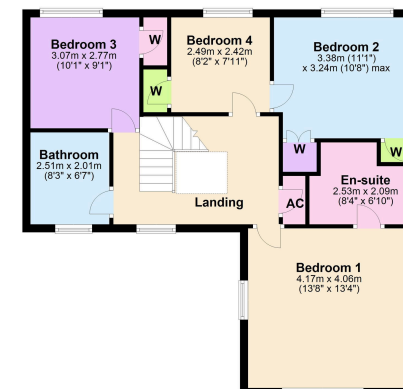


- Immaculate condition throughout
- Detached
- Four bedrooms
- En-suite
- Fabulous full width family room
- Desirable village location
- Off road parking
- Garage
- EPC RATING: D
- COUNCIL TAX: F

Ground Floor



First Floor



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.

15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

