



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Kettering Road, Broughton NN14

"A Unique Opportunity"

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## "A Unique Opportunity"

This detached bungalow combines an impressive home providing lateral living as well as significant grounds in the region of five acres complete with stabling perfect for Equestrian options as well as two significant detached steel barns and other useful storage buildings. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, a generous living room with feature fireplace providing both living and dining options, the kitchen/breakfast room is a good size with adjoining utility room. There is a principal bathroom and three double sized bedrooms. Outside a driveway provides parking and leads to a single garage, the tiered garden is arranged with easy care in mind. There are two separate paddocks ideal for grazing. A block of stables, various covered storage areas and two significant steel barns perfect for storage. Broughton has a village pub, convenience store, Church and easy access to Kettering, Wellingborough and Northampton.

**Living Room** - 6.38m x 5.33m (20'11" x 17'6")

**Kitchen/Breakfast Room** - 5.33m x 4.19m (17'6" x 13'9")

**Utility Room** - 2.51m x 1.93m (8'3" x 6'4")

**Bathroom** - 2.9m x 2.34m (9'6" x 7'8")

**Bedroom One** - 5.33m x 4.14m (17'6" x 13'7")

**Bedroom Two** - 4.14m x 2.59m (13'7" x 8'6")

**Bedroom Three** - 2.9m x 2.51m (9'6" x 8'3")

**Garage** - 8.36m x 3.99m (27'5" x 13'1")





- Detached Bungalow
- Three Bedrooms
- Garage and Parking
- Set on Approximately Nine Acres
- Many Outbuildings
- Village Location
- Paddocks
- Stables
- EPC RATING: C
- COUNCIL TAX: E



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

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.

