



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Gate Lane, Broughton NN14

"Countryside Vista Living"

5 3 2



"Countryside Vista Living"

This impressive five-bedroom detached property located in the ever popular village of Broughton commands an enviable position with stunning countryside views. The heart of the home is a contemporary kitchen/dining/family room, featuring a modern design with integrated appliances and a substantial kitchen island and lowing to the family/dining area with bi-folding doors open onto a balcony, maximising the panoramic views beyond. Downstairs you will also find a substantial living room, guest cloakroom and separate home office/bedroom with it's own entrance, en-suite and storage making the perfect area to work from home. Upstairs the property offers four bedrooms, three of which are double in size with the master bedroom benefiting from an en-suite shower room and the fourth bedroom used as a dressing room. The wrap-around gardens are thoughtfully landscaped over multiple tiers, creating different vantage points to appreciate both the manicured grounds and the countryside beyond. A generous driveway provides parking for five vehicles, complemented by a double-width car port. The quiet location and high degree of privacy make this an ideal family home that seamlessly blends indoor and outdoor living.

Living Room - 5.18m x 3.61m (17'0" x 11'10")

Guest Cloakroom - 1.96m x 1.65m (6'5" x 5'5")

Kitchen/Family Room - 5.61m x 3.81m (18'5" x 12'6")

Dining Room - 3.81m x 3.61m (12'6" x 11'10")

Utility Room - 1.93m x 1.3m (6'4" x 4'3")

Office/ Bedroom Five - 3.66m x 3.4m (12'0" x 11'2")

Ensuite - 1.8m x 1.65m (5'11" x 5'5")

Bedroom One - 5.41m x 3.61m (17'9" x 11'10")

Ensuite

Bedroom Two - 3.81m x 3.38m (12'6" x 11'1")

Bedroom Three - 3.81m x 3.35m (12'6" x 11'0")

Dressing Room/Bedroom Four - 3.38m x 2.44m (11'1" x 8'0")

Bathroom - 2.64m x 1.55m (8'8" x 5'1")

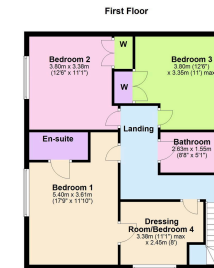




- Detached Property
- Two en-suites
- Wrap around Gardens
- Open Plan Living
- EPC RATING: C
- Five double bedrooms
- Stunning Countryside Views
- Off road parking and Car Port
- Balcony
- COUNCIL TAX: F



Total area: approx. 172.0 sq. metres (1851.7 sq. feet)



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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