

76 High Street
Broughton
Northamptonshire
NN14 1NQ

£250,000

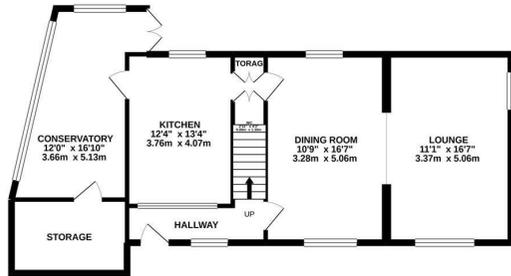


OSCAR JAMES

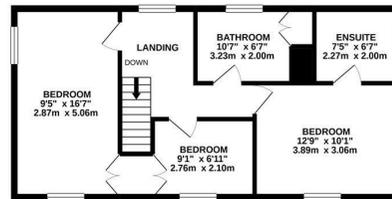
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FLOOR PLANS

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Three reception rooms



Modern fitted kitchen



Three bedrooms



Family bathroom, ensuite and ground floor WC



Enclosed, private courtyard garden



Off road parking



WHAT'S GREAT?

Offered to market with NO CHAIN is this delightful detached property with three good size bedrooms, ensuite to master, three reception rooms and off road parking situated in the heart of Broughton Village with the village green in front.

Formally built of the site of a public house and was for some time the village bakery this property now works beautifully well as a quirky home and we would encourage prospective buyers to view to appreciate what it has to offer.

The accommodation on the ground floor consists of an entrance hall accessed via the newly fitted composite front door, a reception room currently being used as an office/family room, a cosy sitting room, a modern fitted kitchen and dining room with exposed feature brick walling. Finally a

cloakroom as been added under the stairs for convenience.

To the first floor the three bedrooms are all of a good size, a master enjoys ensuite shower facilities and a family bathroom services the remaining two.

Other benefits include plenty of storage cupboards, a Valliant combination central heating boiler, UPVC double glazing, a garden to the rear providing seating areas on patio with raised beds and to the side of the property expect to find off road parking on the driveway.

Call sole selling agents Oscar James Kettering on 01536 415777 to arrange your viewing of this lovely home.

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SELLER'S SECRET

We've absolutely loved living here over the years, the position of the property within the village is great, our dogs have thoroughly enjoyed running around the park opposite. We are relocating to Scotland to be closer to our family so have decided to sell.



Why we like it....

This property is quirky and different and must be viewed to appreciate the space it has to offer. We think it's a great buy for someone new.

To buy or not to buy....

OSCAR JAMES

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