

21 Wellingborough Road  
Broughton  
Northamptonshire  
NN14 1PD

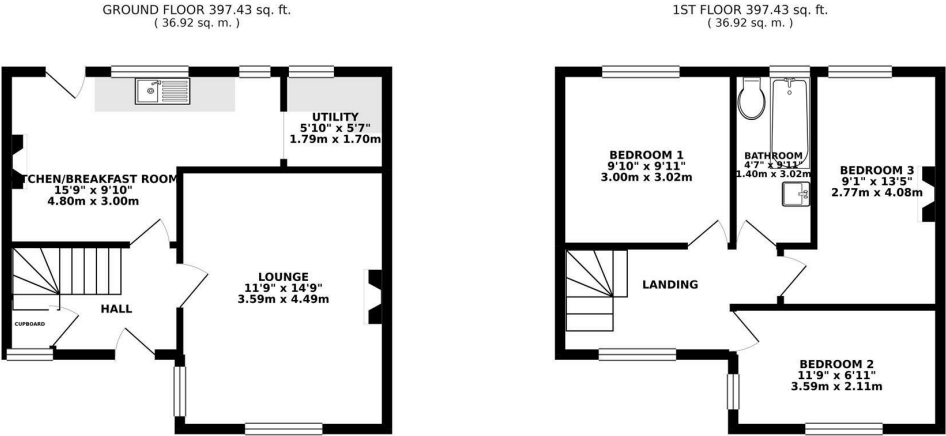
£189,995



OSCAR JAMES

...expect excellence

# FLOOR PLANS



TOTAL FLOOR AREA : 794.85 sq. ft. ( 73.84 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.  
Made with Metreplex (2019)



## AT A GLANCE...



Well-proportioned lounge



Modern kitchen / diner



3 bedrooms



Tastefully refitted bathroom



Exceptional plot



Driveway for up to 4 cars





## WHAT'S GREAT?

With no onward chain, this 3 bedroom village home boasts an excellent plot and a private driveway providing parking for numerous vehicles.

The bright hallway provides access to the lounge, kitchen and storage cupboard and has stairs rising to the first floor. The well-proportioned lounge has a double glazed window to the front aspect and a wall-mounted electric fireplace. Located at the rear of the house, the modern kitchen/diner has a range of wall and base units, space and plumbing for various appliances, 3 double glazed windows overlooking the rear garden and a door opening onto the patio.

Upstairs, the airy landing has a double glazed window to the front aspect and leads to the bedrooms and bathroom. The master bedroom is a good-sized

double bedroom which has a double glazed window overlooking the rear garden. Bedrooms two and three are also of good proportions and have double glazed windows to both the front and rear. Having been recently updated, the white three-piece bathroom suite has an obscured double glazed window to the rear aspect.

An excellent feature of this village home is the large plot. The rear garden is largely laid to lawn and there is a paved patio and a timber shed. To the front is a gravelled driveway that provides parking for up to 4 cars.

This deceptively spacious home is a must see and viewings can be arranged via Oscar James, the sole selling agents, on 01536 415777.

...expect excellence





# SELLER'S SECRET

We loved living here and the village is just amazing. Since moving out, it has been an excellent rental property for us. We hope that the next owners will love it as much as we have!



## Why we like it....

Broughton is a beautiful village and the plot is fantastic with this home. This provides excellent value for money, especially given the location.

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---