126 High Street
Broughton
Northamptonshire
NN14 1NQ

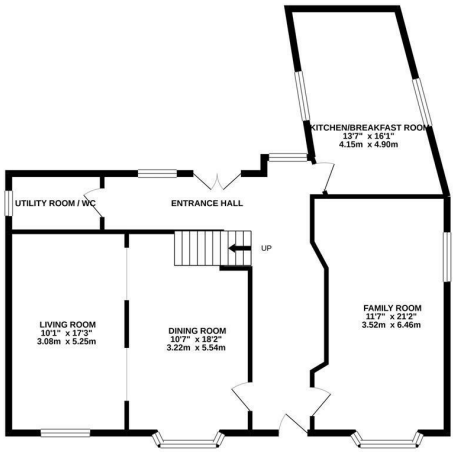
£375,000

OSCAR JAMES

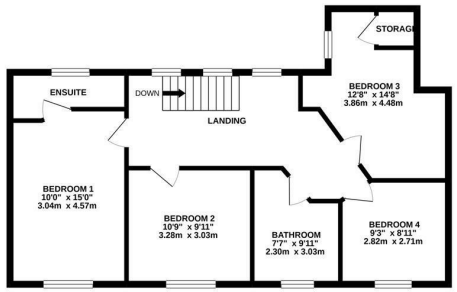
...expect excellence

FLOOR PLANS

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 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...

- Lounge, family room and dining room
- Fabulous refitted kitchen
- Four bedrooms
- Four piece family bathroom, ensuite to master and cloakroom
- Stunning rear garden
- Off road parking for two vehicles

WHAT'S GREAT?

Oscar James Kettering are absolutely delighted to be the chosen agent to sell this stunning home which must be viewed to be appreciated.

Formally 'The Sun Inn' public house this thoughtfully converted public house feels like home in every way, the current owner presents the home incredibly well with an exceptional level of style and sophistication.

In brief the accommodation on the ground floor comprises of a welcoming entrance hall with Travertine tiled flooring, a large sitting room, a second reception room which is open plan providing a dining area and lounge and is divided by the feature open fireplace, to the rear of the property expect to find a refitted utility room with WC and a stunning refitted kitchen/breakfast room with range oven and newly fitted cooker hood over, space for fridge/freezer and feature Franke sink.

To the first floor the four bedrooms are beautifully presented, the master of which enjoys a refitted ensuite shower room with double shower cubicle and a fourth bedroom which is fitted out as a dressing room with local suppliers Renaissance Interiors built in wardrobes and dressing table. A family bathroom completes this floor which again is beautifully styled with a separate double shower cubicle as well as a bath.

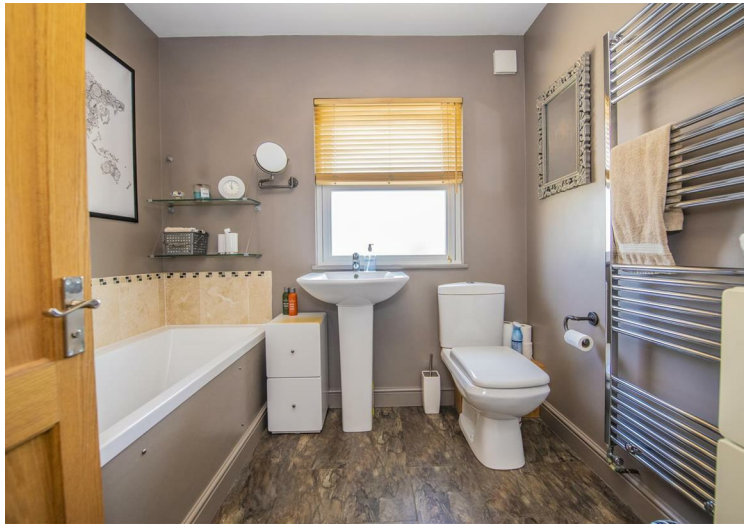
Outside the property has a very well maintained rear garden, low maintenance with raised flower beds, shed, large patio area perfect for relaxing in the summer months and gated access to the rear and the off road parking.

Other benefits include a cellar, a boarded loft with pull down loft ladder, refitted windows and is offered to market with NO CHAIN.

Call Oscar James today to make arrangements to view. 01536 415777.

SELLER'S SECRET

Having spent many hours and days working on my home I am incredibly proud of it and it will be hard to leave, however the time is right for me in my life and I wish to move on to something new.



Why we like it....

We absolutely love this property, it has the total wow factor from top to bottom! We cannot wait to show prospective purchasers around!

OSCAR JAMES

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www.oscar-james.com

To buy or not to buy....