

**27 Grange Road
Little Cransley, Broughton
KETTERING
NN14 1PH**

Guide Price £250,000



- SEMI DETACHED
- LOUNGE/DINER
- REFITTED SHOWER ROOM
- QUIET VILLAGE LOCATION
- FRONT AND REAR GARDENS

- THREE BEDROOMS
- REFITTED KITCHEN
- GLASS GARDEN ROOM
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING D

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A Wonderful Three-Bedroom Family Home in a Highly Sought-After Village.

Situated in the desirable village of Little Cransley/Broughton, this beautifully presented three-bedroom family home has been significantly improved by the current owners and offers comfortable, modern living in a peaceful countryside setting.

Recent upgrades include a stylish fitted kitchen with integrated appliances, a modern shower room and the addition of an impressive covered garden room, perfectly positioned on a newly laid composite decking.

The accommodation comprises an entrance hall, a spacious lounge/dining room, garden room, and modern kitchen on the ground floor. Upstairs, the property offers three well-proportioned bedrooms and a contemporary shower room

Externally, the home benefits from off-road parking to the front and an enclosed rear garden, providing a private outdoor space for families to enjoy.

Little Cransley/Broughton is surrounded by attractive countryside and offers a range of local amenities, including a primary school, village shop, and public house. The towns of Kettering and Wellingborough are within easy reach, providing further shopping, dining, and transport links.

Viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Ground Floor

Entrance Hall

Enter via UPVC double glazed door with feature stained glass window, two wing windows to side aspect, stairs leading to first floor, clever under stairs storage cupboards, wood effect laminate flooring.

Lounge/Diner

20'11" max x 11'8" (6.40 max x 3.57)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window into garden room alongside UPVC half panel door, feature electric fire with wooden mantel, wood effect flooring.

Kitchen

9'6" x 8'9" (2.90 x 2.68)

Refitted. UPVC double glazed window to side aspect, UPVC double glazed half panel door with wing window to rear aspect, shaker style wall and base mounted units with soft touch drawers, grey terrazzo laminate effect work tops and splash backs, integrated oven with induction hob and extractor hood over, integrated dish-washer, integrated washing machine, space for fridge freezer, Cooke and Lewis compact sink with mixer tap over, wood effect laminate flooring.

Garden Room

9'3" x 9'4" (2.84 x 2.85)

Pergolux aluminium garden room with two glass sliding doors, adjustable roof and led lighting.

First Floor

First Floor Landing

UPVC double glazed window to side aspect, loft hatch entrance.

Bedroom One

12'8" max x 12'5" (3.87 max x 3.79)

UPVC double glazed window to front aspect.

Bedroom Two

12'7" max x 8'3" (3.85 max x 2.54)

UPVC double glazed window to rear aspect, built in storage.

Bedroom Three

9'8" max x 8'2" max (2.95 max x 2.49 max)

UPVC double glazed window to front aspect, built in storage.

Shower Room

6'2" x 5'6" (1.89 x 1.70)

Refitted. UPVC obscure double glazed window to rear aspect, double shower with Amazon rainfall feature and hand held attachment, wash hand basin with vanity storage under, low level W/C, tiled splash backs, wall mounted heated towel rail, storage cupboards.

Externally

Front Garden

Decorative stones, blocked paving, outside light, gate to rear garden and driveway with off road parking.

Rear Garden

Mainly laid to lawn, Pergolux glass garden room, composite decking with lighting, large shed, outside tap, gate access to drive area, fully surround by wooden panel fencing.

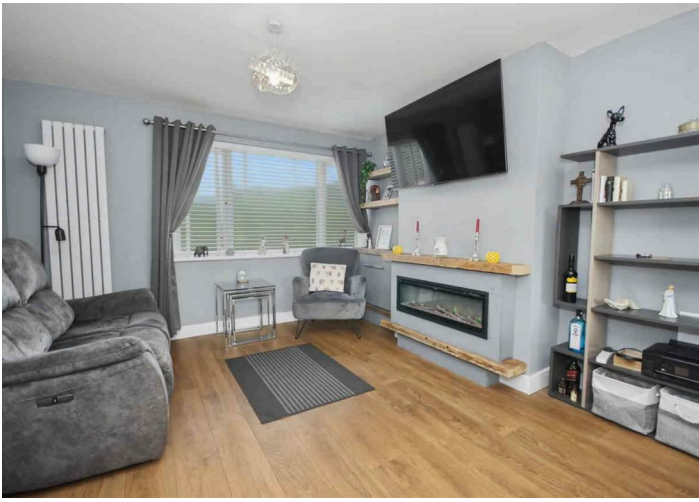
Agents Notes

Local Authority: North Northamptonshire Council

Council Tax Band - C

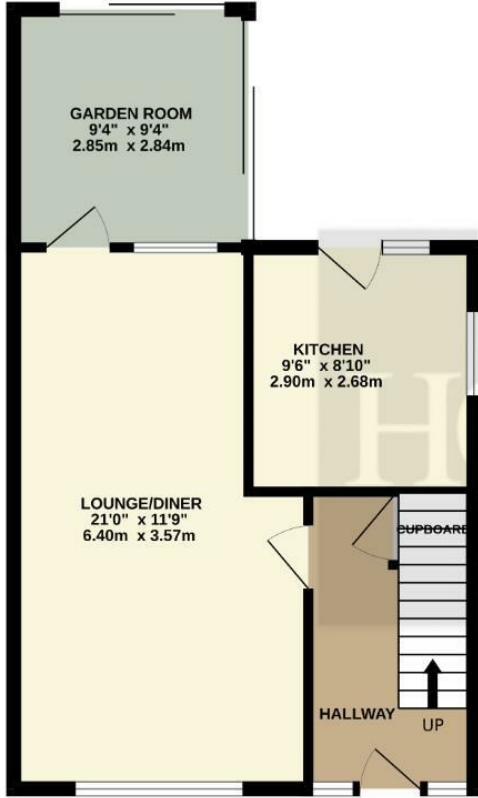
Local Area Information

Little Cransley/Broughton is surrounded by countryside and has many local facilities which include primary school, public house, and a village shop. The larger towns of Kettering and Wellingborough are within easy reach.

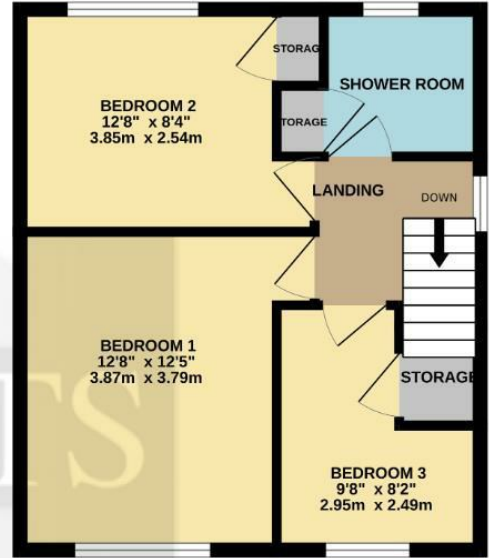




GROUND FLOOR

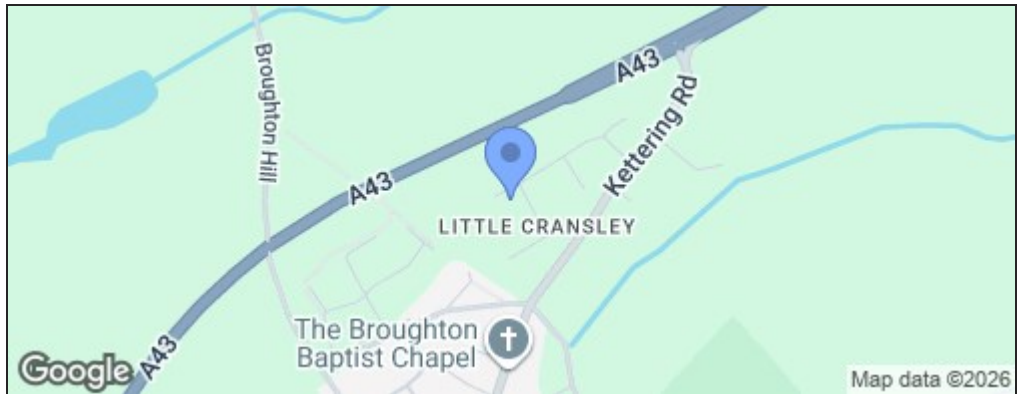


1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.