26 Donaldson Avenue
Broughton
KETTERING
NN14 1NP

Guide Price £350,000

- DETACHED HOUSE
- REFITTED KITCHEN/DINER
- SOUTH EASTERLY REAR GARDEN
- QUIET VILLAGE LOCATION
- OFF ROAD PARKING
- FOUR BEDROOMS
- REFITTED BATHROOM
- UTILITY
- OPEN FIRE WITH CHIMNEY
- ENERGY EFFICIENCY RATING

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Set in the lovely village of Broughton, Kettering, this beautifully presented four-bedroom detached home offers a perfect blend of warmth, space, and modern comfort. Thoughtfully updated and enhanced by the current owners the property offers family friendly living in a traditional village setting.

The heart of the home is a light-filled open plan kitchen diner, ideal for modern family living and easy entertaining, alongside a generous reception room designed for cosy evenings in. An open fire adds a charming touch, creating a welcoming atmosphere.

With two bathrooms, a useful utility room, and off-road parking for two vehicles, practicality is thoughtfully woven throughout.

A truly inviting home makes this property a must view.

Ground Floor

Entrance Hall
Enter via composite door with obscure windows and obscure wing window to side, stairs leading to first floor landing, coir matting, ceiling coving, tile effect flooring, stairs to first floor landing.

Lounge
13'9" x 12'4" (4.20 x 3.76)
Dual aspect. UPVC double glazed bay window to front aspect, UPVC obscure double glazed window to side aspect, chimney breast with open fire, tiled hearth with wooden surround and mantle, wood effect flooring, ceiling coving, wooden glazed door with wing windows to kitchen/diner.

Kitchen/Dining Room
24'0" x 9'8" (7.33 x 2.96)
Refitted. UPVC French doors into rear garden, two UPVC windows to rear aspect, UPVC obscure panel glazed door to side, UPVC obscure window to side, bespoke base mounted units with drawers and soft touch closure, integrated Belling range cooker with extractor hood over, recess space for American fridge freezer, space for dish washer, roll top work surfaces and splash backs, Franke one and a half bowl composite sink with drainer and mixer tap over, breakfast bar, wood effect flooring, door to storage cupboard/pantry.

Utlity Room
9'1" max x 6'11" max (2.79 max x 2.12 max)
Refitted. Base and wall mounted units, space/plumbing for washing machine, wood effect flooring.

Downstairs Cloakroom
4'3" x 3'9" (1.32 x 1.16)
Low level W/C, pedestal wash hand basin with storage under, tiled splash backs, tile effect flooring.

First Floor

First Floor Landing
Ceiling coving, loft hatch entrance, airing cupboard.

Bedroom One
15'8" x 9'9" (4.78 x 2.99)
Two UPVC double glazed windows to front aspect, built in storage units, ceiling coving, sliding wooden door to en-suite;

En-Suite To Bedroom One
7'6" x 3'11" (2.30 x 1.20)
Obscure UPVC double glazed window to side aspect. Refitted double shower tiled floor to ceiling, low level W/C, wash hand basin with vanity under, tiled splash backs, wall mounted heated towel rail.

Bedroom Two
12'0" x 8'6" (3.66 x 2.60)
UPVC double glazed window to front aspect, built in double wooden wardrobe, ceiling coving.

Bedroom Three
9'3" x 9'3" (2.84 x 2.84)
UPVC double glazed window to rear aspect, built in double wooden wardrobe.

Bedroom Four
9'7" x 7'7" (2.93 x 2.33)
UPVC double glazed window to rear aspect, further loft hatch.

Family Bathroom
6'2" x 6'2" (1.89 x 1.89)
Refitted. UPVC Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, wash hand basin with vanity under, low level W/C, tiled effect splash backs, tile effect flooring.

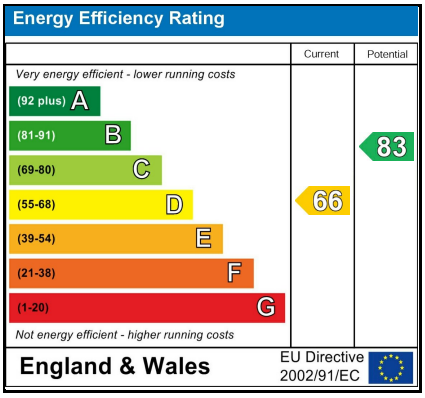
Externally

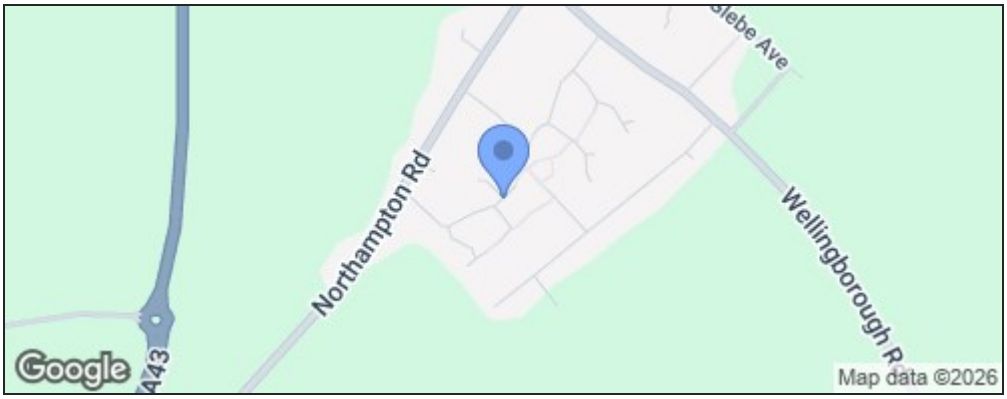
Front Garden
Laid to lawn, established shrubs, bushes and tree, bin storage area, gravel drive way, outside light, wooden side gate into rear garden, decorative stones, further iron gate to rear garden, external lighting, storm porch.

Rear Garden
South easterly aspect. Mainly laid to lawn, patio area, mature and established rear garden to include shrubs, plants, bushes and trees, raised decking with enclosed seating area, wooden pergola, storage shed, external power sockets, water butt, outside tap, fully surround by wooden panel fencing and brick wall.

Garage/Storage Area
Roller shutter door, storage space at front of partially converted garage.

Agents Notes
Local Authority: North Northampton Council:
Council Tax Band D





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