

**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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**PERSONAL • PROFESSIONAL • PROACTIVE**

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.

### **Utility 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**

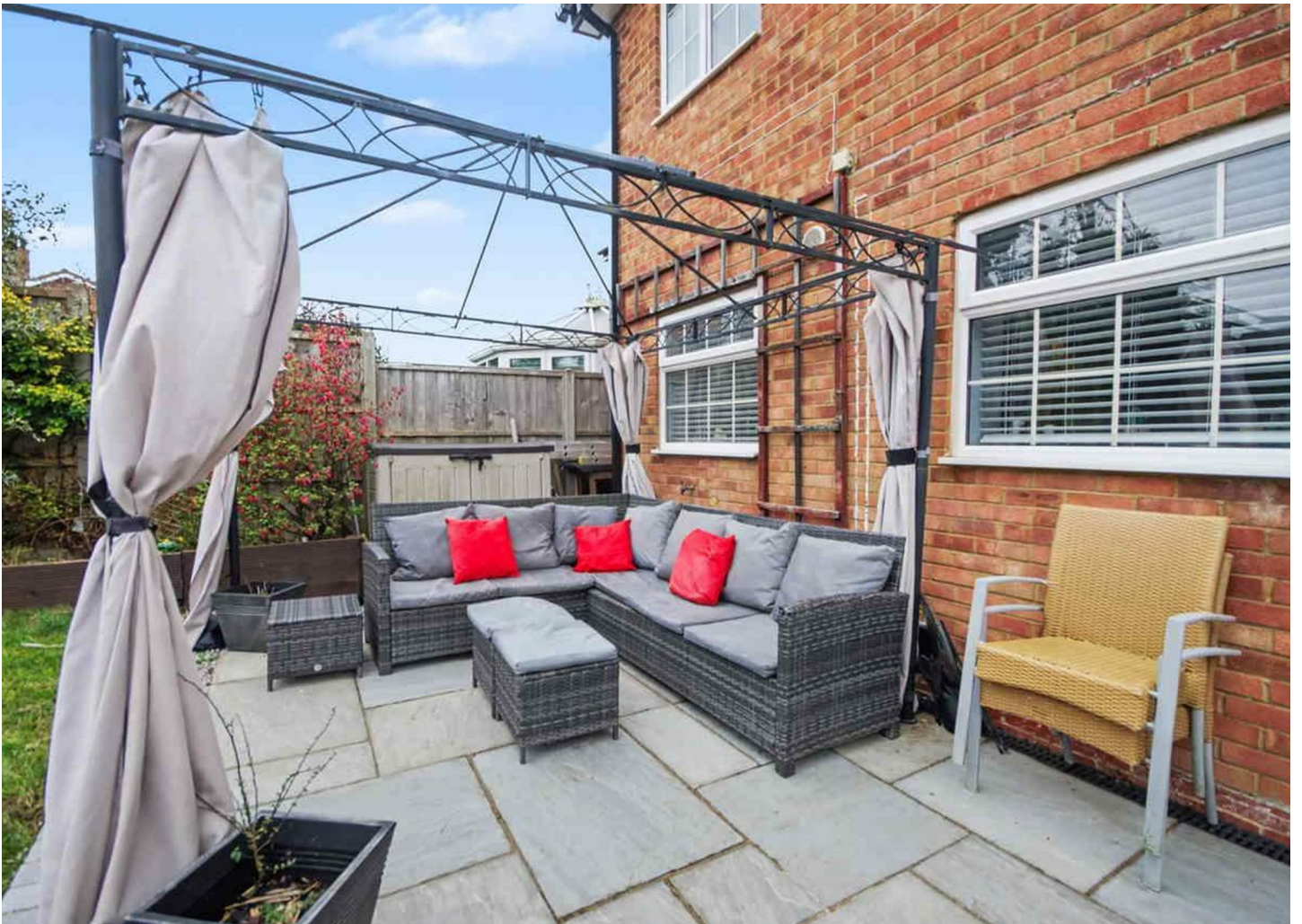
Roller shutter door, storage space at front of partially converted garage.

### **Agents Notes**

Local Authority: North Northampton Council:

Council Tax Band D







GROUND FLOOR

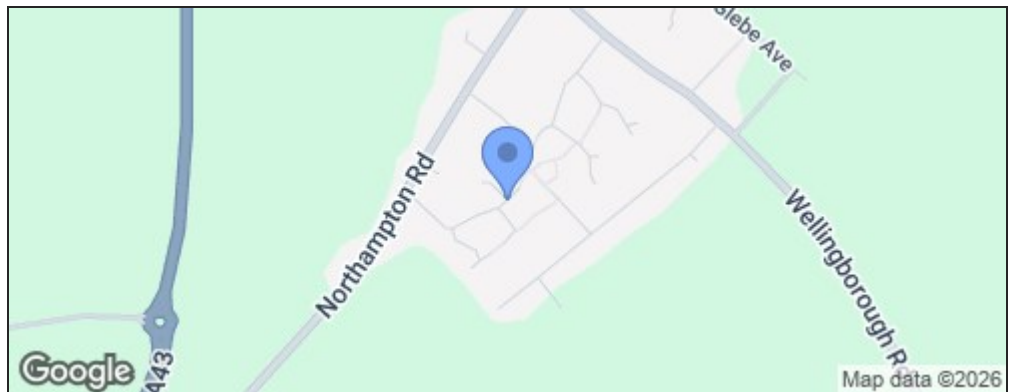


1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.