



8 Coxs Lane, Broughton, NN14 1NA

***Charming Detached Home with Exceptional Potential & Generous Plot* and offered for sale with NO UPWARD CHAIN**

This unique and characterful three-bedroom detached residence offers a rare opportunity to acquire a spacious home with outstanding potential, all set within a substantial plot.

Positioned well back from Coxs Lane, the home is approached via a long driveway that provides ample off-road parking and an impressive sense of arrival. The interior showcases an impressive vaulted ceiling in the main living room, complemented by a galleried landing that adds a sense of light and space.

The layout includes a separate dining room that flows into a large conservatory—perfect for entertaining or enjoying views of the garden year-round. The fitted kitchen adjoins a practical rear porch with access to the integral garage, which also features a dedicated utility area. Upstairs, three well-proportioned double bedrooms provide comfortable accommodation, and the main bedroom opens onto a private balcony that overlooks the front garden—ideal for a peaceful morning coffee. The enclosed rear garden offers a high degree of privacy, making it perfect for families, gardeners, or those simply looking for space to relax.

With PVC double glazing, gas central heating, and scope to modernise or extend (subject to permissions), this property is a must-see for buyers seeking space, charm, and opportunity.

Offers Over £375,000

**Tenure: Freehold
Energy Rating: D
Council Tax Band: D**

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ESTIMATED FLOOR AREA INC. GARAGE AND BALCONY

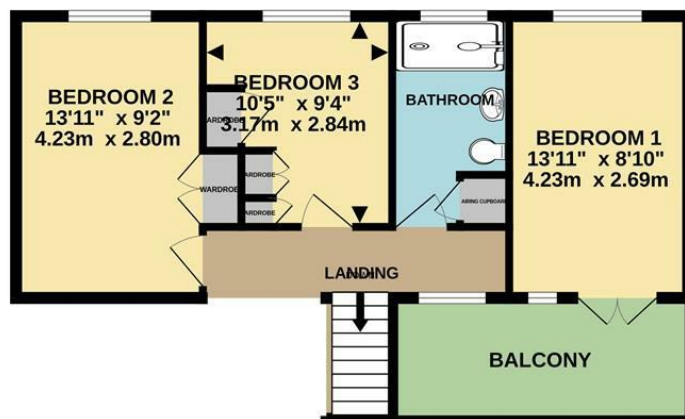
TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

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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1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



- 3 double bedrooms including the main bedroom with private balcony
- Large plot set well back from the road, rear garden with good privacy
- Long driveway with ample off-road parking and garage
- 2 receptions plus conservatory, living room with high vaulted ceiling
- Generous conservatory and spacious rear garden
- Utility area in garage plus potential for further development
- Offered For Sale With No Upward Chain

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



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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