

20 Baker Avenue  
Broughton  
Northamptonshire  
NN14 1PF

£270,000

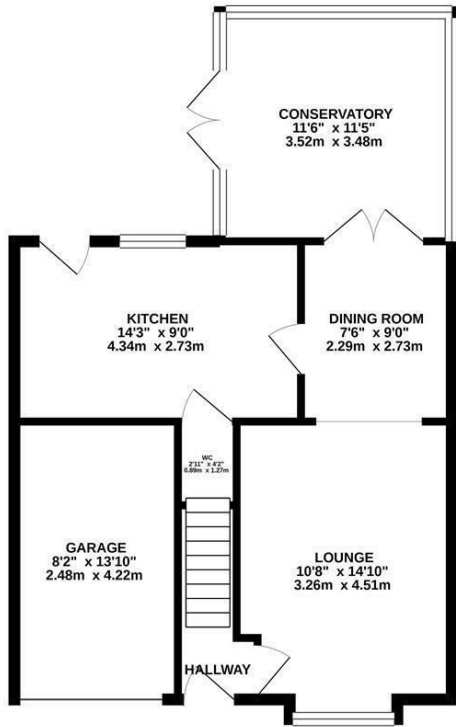


OSCAR JAMES

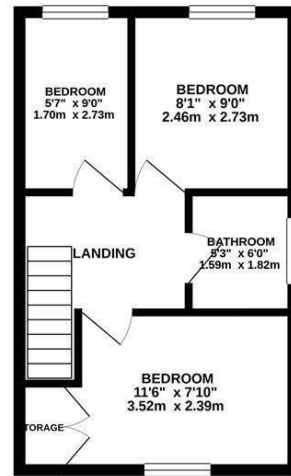
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# FLOOR PLANS

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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...



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# WHAT'S GREAT?

We are delighted to offer to the market this three bedroom DETACHED property in the Northamptonshire village of Broughton, in a cul-de-sac location.

To the ground floor you will find an open plan, dual aspect lounge/diner which leads into the large conservatory, the dining room also provides separate access to the kitchen. The kitchen is a good size, offers a range of base and eye level units with space for white goods and overlooks the rear garden, a WC completes the downstairs accommodation.

Upstairs expect to find a family bathroom, three bedrooms, two of which are double in size and the master benefitting from additional storage.

To the front of the property there is a driveway providing off road parking, a single garage with power and lighting fitted and a garden mainly laid to lawn.

Call sole selling agents Oscar James on 01536 415777 to arrange your viewing.

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# SELLER'S SECRET

We have been incredibly happy here and planned to stay long term. However, work is forcing us to change location and reduce our commute. We hope the new owners will be as happy here as we have been!



*Why we like it....*

A beautiful home, situated in a quiet cul-de-sac location. Call now to book you viewing appointment and to avoid missing out!

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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