

38 Kettering Road  
Broughton  
NN14 1NL

Offers over £475,000

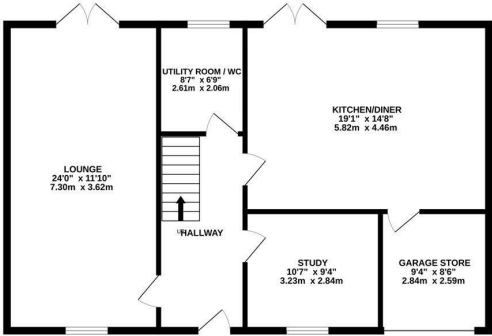


OSCAR JAMES

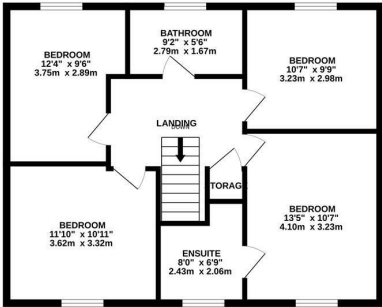
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1582 sq.ft. (147.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



Lounge



Refitted Kitchen



Four Bedrooms



Ensuite/WC/Family Bathroom



Landscaped Rear Garden



Off Road Parking



# WHAT'S GREAT?

Situated on the edge of the popular village of Broughton is this beautiful four bedroom detached family home with views overlooking the neighbouring fields.

This property has been thoughtfully renovated to an exceptionally high standard and is a must view!!

Upon entering the property you are welcomed into the large hall way which give you access off to the large lounge which is dual aspect and has a feature log burner and incredible views overlooking the fields, study, wc/utility and refitted and extended kitchen diner which has a range of integrated appliances, you also have access the converted garage which is currently being used as a gym.

To the first floor of this property you have four great sized bedrooms, the master benefits from fitted wardrobes and an ensuite, you also have a family bathroom to complete this floor.

Outside expect to find a stunning enclosed private rear garden which has been fully landscaped, with decking area to enjoy the evening sun and also a patio area.

Please call Oscar James to arrange a viewing.

...expect excellence



# SELLER'S SECRET

We purchased this property as a full renovation and have loved completing the work, Broughton is a great village to live in.



*Why we like it....*

A lovely family home in a poplar village,  
We don't expect this to around for long

## OSCAR JAMES

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

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