

46 Wellingborough Road
Broughton
Northamptonshire
NN14 1PD

£240,000

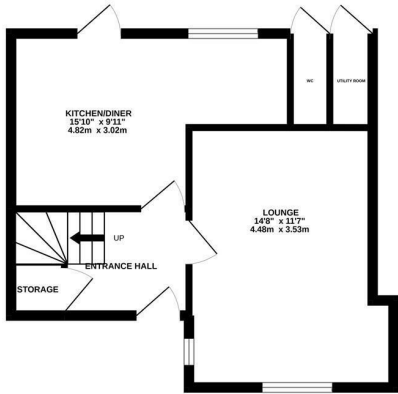


OSCAR JAMES

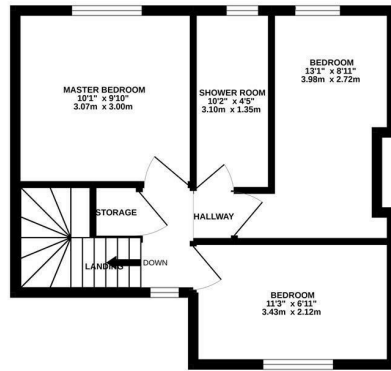
...expect excellence

FLOOR PLANS

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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.
Made with Metropix v2022



AT A GLANCE...



custom text 1



custom text 4



custom text 2



custom text 5



custom text 3



custom text 6



WHAT'S GREAT?

A gorgeous home situated in the ever popular village of Broughton which has excellent commuter links to both Kettering, Northampton and the A14 as well as being serviced by local shops, takeaways, farm shop, pub and primary school.

As a possible first time buy, rental investment or home move this very well presented property will make a perfect home for someone new.

With both off road parking and a superb, well maintained garden to the rear this property is a must view home.

In brief the accommodation on the ground floor consists of an entrance hall with storage, a good size lounge to the front and a refitted kitchen to the rear enjoying views over the substantial garden.

To the first floor there are three bedrooms and a refitted shower room with double shower

cubicle.

Outside the front is block paved providing useful off road parking and the rear garden is a generous size, laid to lawn with a large patio area perfect for entertaining relaxing over the summer months, a fabulous wooden cabin at the rear creates a superb bar/home office/craft room space, refitted retaining timber fencing surrounds the garden and finally there is access to a utility cupboard and WC.

Call sole selling agents Oscar James Kettering to make arrangements to view.

...expect excellence



SELLER'S SECRET

It has been a hard decision to sell as we absolutely love our home and we love Broughton, we have decided now that the time is right and therefore want to move on, hopefully to something in Broughton still. We really hope the new owners of Wellingborough Road are as happy here as we have been.



Why we like it....

Superb location, always desirable, cracking garden with the added benefit of the cabin providing a fabulous addition space. A must view home!

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com

To buy or not to buy....
