

BELVOIR!

MEACHEM CLOSE, BROUGHTON, KETTERING, NN14 1LR

£369,500 FREEHOLD

COUNCIL TAX D





Offered to market with NO ONWARD CHAIN is this impressive four bedroom detached residence which provides flexible accommodation over two floors.

The ground floor offers a spacious lounge with bay window to front, bright & airy dining room providing access to the rear garden and modern kitchen with ample work surfaces. To the first floor you will find four bedrooms, with the master benefitting from built in wardrobes & an en-suite wet room, a classic white bathroom complements the additional bedrooms.

The property enjoys an integral garage complete with plumbing for washing machine & boiler, downstairs cloakroom & spacious entrance hall. To the front of this loved home is off road parking for two vehicles and lawned frontage with a private fully enclosed garden to the rear which is mainly laid to lawn.

Viewing is advised to fully appreciate the position & space this property has to offer.



Situated in the quaint and desirable village of Broughton that offers many nearby amenities and sightseeing opportunities including local shops, the Red Lion Public House, Broughton Pocket Park, St. Andrews of Broughton Church, Broughton Primary School and Broughton & Cransley Social Club on the doorstep. Kettering train station is also within a commutable distance of the property and provides direct routes to London.

EPC Rating D

ENTRANCE HALL Door to front, Karndean flooring, radiator, stairs rising to first floor.

LIVING ROOM 16' 7" x 14' 1" (5.06m x 4.3m) Double glazed bay window to front, electric fireplace with surround, carpet to flooring, radiator.

DINING ROOM 13' 5" x 8' 9" (4.11m x 2.67m) Double glazed door to rear, double glazed window to rear, carpet to flooring, radiator.

KITCHEN 14' 5" x 11' 4" (4.41m x 3.46m) Double glazed door to side, double glazed window to rear. Kitchen comprising of wall and base units, work surfaces over, stainless steel bowl and half sink with drainer, space for dishwasher, space for under counter fridge, space for freestanding cooker, hood over, radiator, vinyl to flooring, under stairs cupboard.

CLOAKROOM 4' 5" x 3' 1" (1.37m x 0.95m) Double glazed window to side. low level WC, wash hand basin set into vanity unit, vinyl to flooring, heated towel rail.

FIRST FLOOR LANDING Carpet to flooring, loft access, over stairs cupboard.

BEDROOM ONE 11' 10" x 10' 8" (3.61m x 3.26m) Double glazed window to front, built in wardrobes, carpet to flooring, radiator.



EN SUITE WET ROOM 5' 10" x 3' 8" (1.78m x 1.13m)
 Double glazed window to side, anti slip tiled flooring, mains shower, low level WC, wash hand basin set into vanity unit, fully tiled walls, heated towel rail.

BEDROOM TWO 10' 4" x 8' 6" (3.15m x 2.61m) Double glazed window to rear, carpet to flooring, radiator.

BEDROOM THREE 9' 2" x 8' 6" (2.8m x 2.61m) Double glazed window to rear, carpet to flooring, radiator.

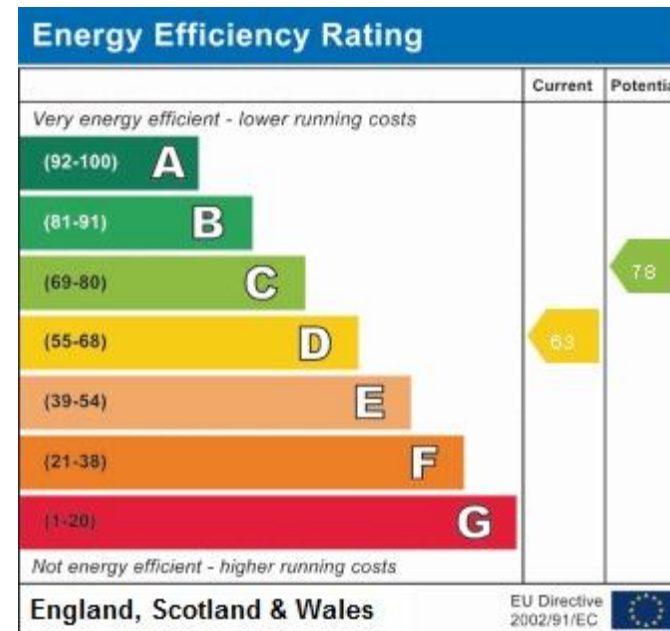
BEDROOM FOUR 7' 6" x 8' 11" (2.29m x 2.73m)
 Double glazed window to front, carpet to flooring, radiator.

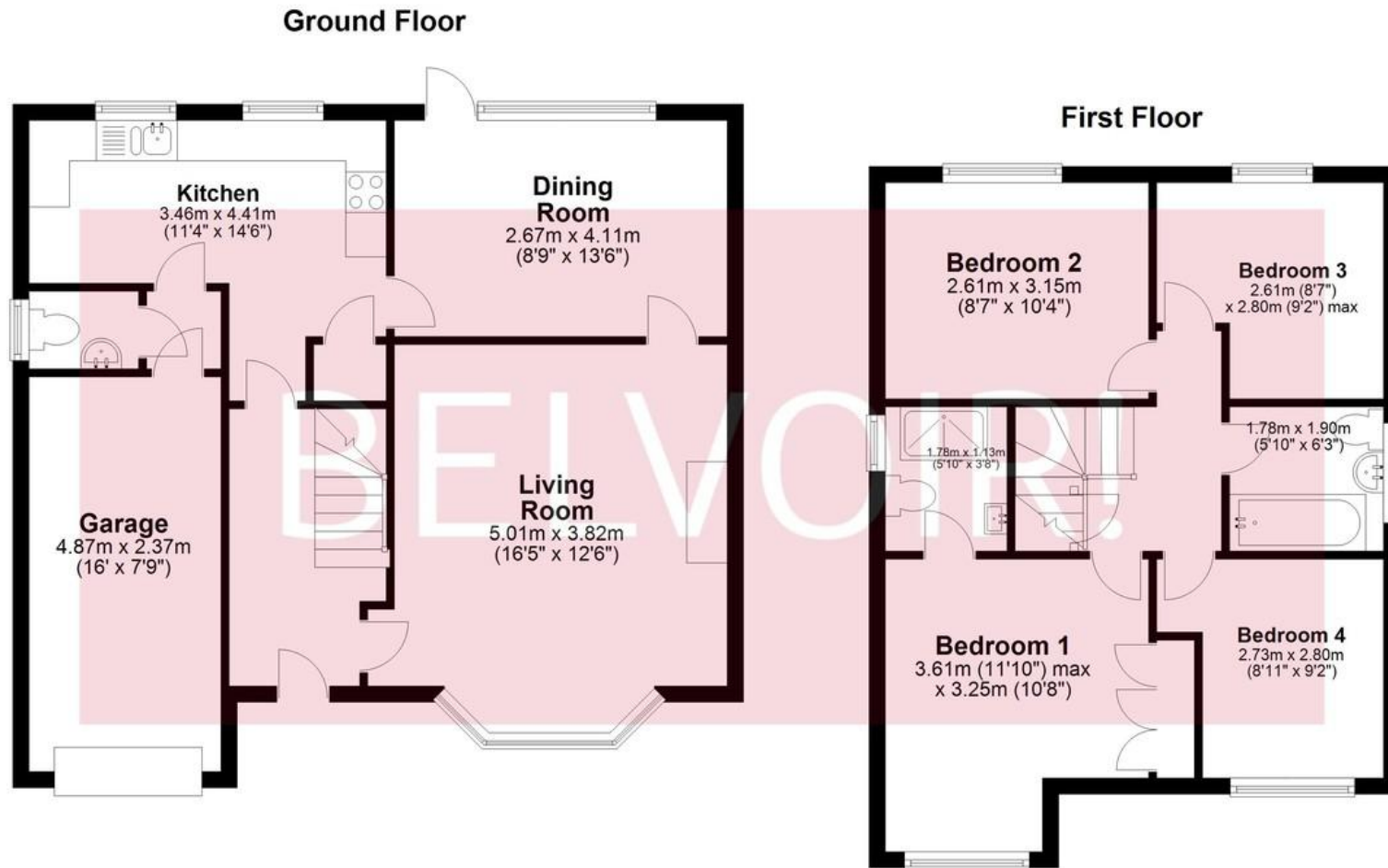
BATHROOM 5' 10" x 5' 3" (1.78m x 1.61m) Double glazed window to side, panelled bath, shower over, low level WC, pedestal wash hand basin, vinyl to flooring, heated towel rail.

EXTERNALLY Front - Hard standing for two vehicles, mainly laid to lawn, access to rear.

Rear - Private, fully enclosed rear garden, mainly laid to lawn, outside tap.

GARAGE 15' 11" x 7' 9" (4.87m x 2.37m) Up and over door to front, power and lighting, plumbing for washing machine, space for tumble dryer. Loft.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
 Plan produced using PlanUp.