



Bentham Close, Broughton, Kettering **Freehold** £280,000 O.I.E.O.

**Pattison
Lane**

Key Features



- NO ONWARD CHAIN
- Three Bedroom Semi Detached Home
- Driveway
- Presented In Fantastic Order Throughout
- En Suite To Master Bedroom

**** NO ONWARD CHAIN **** Positioned in the heart of one of Northamptonshire's most sought-after villages, this beautifully presented three-bedroom family home offers a rare combination of contemporary interior design and quintessential English countryside views.

Broughton continues to be a premier choice for buyers seeking a vibrant community feel without sacrificing connectivity. With a highly regarded primary school, local amenities, and rapid access to Kettering's mainline station and the A14, it offers the ultimate "best of both worlds" lifestyle.

The ground floor is designed with a seamless flow, beginning with a crisp, inviting entrance hall and guest cloakroom. The Kitchen/Breakfast Room is a masterclass in functional style. Featuring sleek cabinetry and integrated appliances, the space is anchored by a social breakfast bar-perfect for a morning coffee or casual evening hosting.



The Living/Dining Room spanning the full width of the property, this expansive room is bathed in natural light. A feature designer fireplace provides a sophisticated focal point for winter evenings, while dual French doors create a fluid transition to the garden.

The first floor maintains the home's high-specification theme, with the master bedroom being a sanctuary of calm featuring bespoke fitted wardrobes and a private, contemporary en suite shower room. A second bedrooms continues to impress and a versatile third bedroom-ideal as a dedicated home office or nursery-overlook the varied landscape. The first floor is completed with a Family Bathroom, finished with modern tiling and high-quality fixtures, serving the guest bedrooms with style.

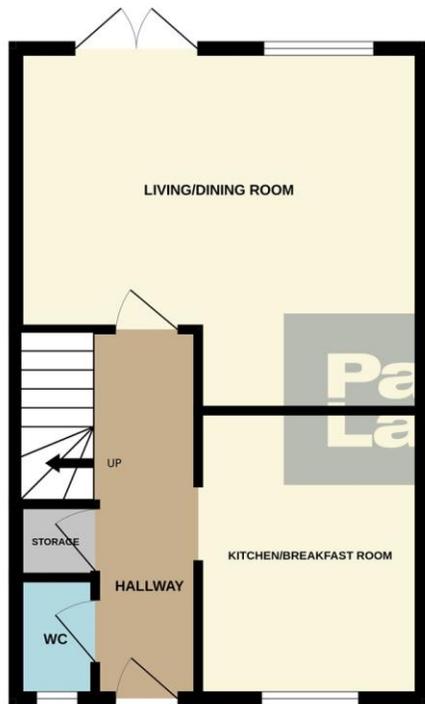
The rear garden has been professionally landscaped to balance aesthetics with ease of maintenance. An oversized stone patio is perfectly positioned for al fresco dining, giving way to a manicured lawn. The true "wow factor" lies just over the fence. The property backs directly onto expansive open grazing land, offering a tranquil, ever-changing backdrop of local wildlife and sheep in the fields. It is a view that provides an immediate sense of space and serenity that is hard to find in a village setting.

To the front, a driveway accommodating two vehicles.

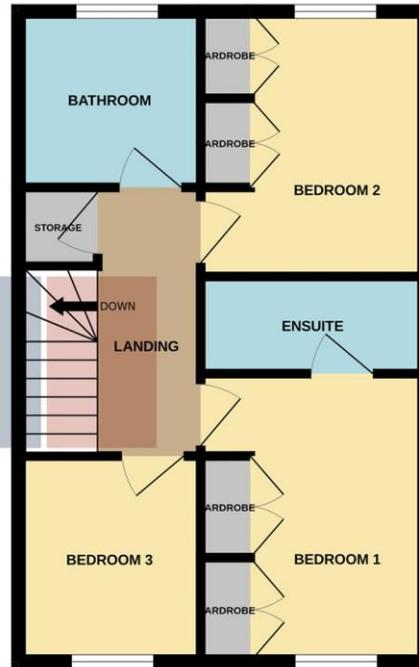
Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



1ST FLOOR



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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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

KITCHEN / BREAKFAST ROOM 11'2 x 9'10 (3.40m x 2.99m)

LOUNGE / DINING ROOM 15'4 x 18'2 (4.67m x 5.53m)

FIRST FLOOR LANDING

BEDROOM ONE 11'8 x 8'1 (3.55m x 2.46m)

EN SUITE

BEDROOM TWO 10'9 x 8'2 (3.27m x 2.48m)

BEDROOM THREE 8'4 x 7'4 (2.54m x 2.23m)

BATHROOM

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

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