

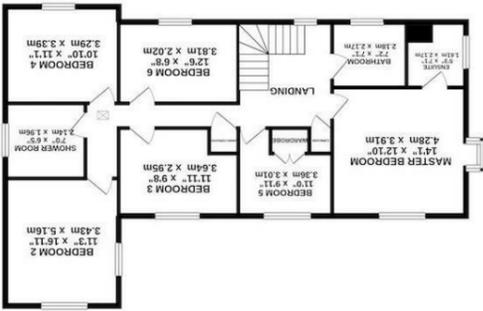
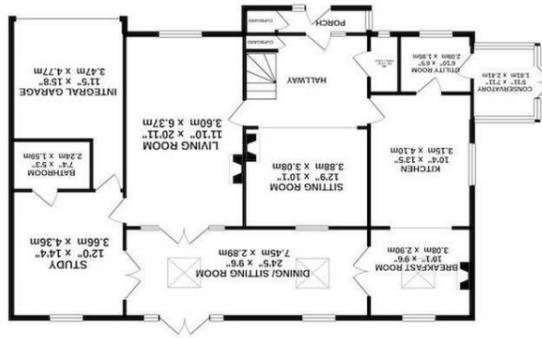
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



2 Coxs Lane, Broughton, NN14 1NA
£575,000



This beautifully presented family home with an impressive extension across the rear of the property occupies a substantial plot, boasting a large rear garden, an integral garage, a further detached double garage and a generous driveway. The sizeable footprint of the property incorporates five reception rooms, a kitchen, utility room, guest w/c, conservatory, six bedrooms, two bathrooms and two shower rooms.

Entered via the porch and then the hallway which is open plan with a cosy sitting area boasting a log burner, there are doors to access the living room which also features a log burner, the kitchen and the guest w/c. Extended in 2003 and 2014 with family life in mind and updated with Hive technology and advanced security system, this home has the flexibility of being able to enjoy a sociable living space for entertaining or a more exclusive living space for taking some time out. The stunning dining/sitting room enjoys views and access to the garden and has doors through into the breakfast room which features a contemporary, soap stone Contura log burner and is open plan with the country style fitted kitchen that is also fitted with a range of integral appliances to include an eye level oven and grill oven, hob, fridge/freezer and dishwasher with further appliances being housed in the adjoining utility room. The study and conservatory provide additional living areas and the ground floor also boasts a three piece bathroom.

The galleried first floor landing gives access to five double bedrooms, a sixth bedroom, a family bathroom and a family shower room, with an en-suite off the master bedroom. Two of the six spacious bedrooms boast dual aspect views, another features built in wardrobes and each of the wash rooms are fitted with modern, white three piece suites.

Externally, the well kept garden is predominantly laid to lawn with flower beds to the borders and there is a large patio area to the side, a timber summer house and a further seating area to enjoy.



Living Room
20'10" x 11'9" (6.37 x 3.60)

Sitting Room
12'8" x 10'1" (3.88 x 3.08)

Dining Room
24'5" x 9'2" (7.45 x 2.80)

Study
14'3" x 12'0" (4.36 x 3.66)

Kitchen
13'5" x 10'4" (4.10 x 3.15)

Breakfast Room
10'1" x 9'6" (3.08 x 2.90)

Conservatory
7'10" x 5'11" (2.41 x 1.81)

Master Bedroom
14'0" x 12'9" (4.28 x 3.91)

Second Bedroom
16'11" x 11'3" (5.16 x 3.43)

Third Bedroom
11'11" x 9'8" (3.64 x 2.95)

Fourth Bedroom
11'1" x 10'9" (3.39 x 3.29)

Fifth Bedroom
11'0" x 9'10" (3.36 x 3.01)

Sixth Bedroom
12'5" x 6'7" (3.81 x 2.02)

