

Orlingbury Road, Pytchley KETTERING NN14 1ET



welcome to

Orlingbury Road, Pytchley KETTERING

William H Brown welcome to the market this well presented extended four bedroom house with annex, ideally located in the quaint village of Pytchley with good access to major transport links and local amenities, making this property in high demand.













Entrance Hall

Composite door, tiled floor, under floor heating, radiator, boiler, multiple sockets. Stairs to upper floor accommodation.

Lounge

20' 9" x 10' 10" (6.32m x 3.30m)

Open plan living / dining area with wood effect flooring, electric fire and built in shelving. Double glazed window to the front aspect and two radiators. TV point and multiple sockets.

Dining Room

13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed double door to the rear and a single glazed door into the annex, wood effect flooring, radiator and multiple sockets.

Annex / Study

Double glazed patio door to the rear, wood effect flooring, radiator, doors leading to the ensuite and bedroom.

Kitchen

13' 4" x 12' 3" (4.06m x 3.73m)

Double glazed window to the rear and double glazed door to the side, wall and base units with worktop and tiled splashback, 1 1/2 sink with drainer and mixer tap, six ring gas hob, double oven at eye level, extractor fan and space for a fridge freezer. Radiator and multiple sockets. Door leading to utility and pantry.

Utility Room

Double glazed window to the side and double glazed window to the front. White granite counter top with tiled splashback. Wood effect flooring with space and plumbing for a washing machine, tumber dryer and dish washer.

Landing

Carpert and loft hatch.

Bedroom One (Ground Floor)

17' 4" x 11' 3" (5.28m x 3.43m)

Double glazed door and two double glazed windows to the front, carpet, spot lighting, ceiling fan and multiple sockets.

Ensuite (Ground Floor)

Double glazed window to the side, shower with glass enclosure and tiled walls, extractor fan, wash basin with mixer tap and part tiled splashback, w/c with push flush, wood effect flooring and heated towel rail.

Bedroom Two

13' 1" x 10' 2" (3.99m x 3.10m)

Double glazed window to the front, fitted wardrobes, fitted feature wall, radiator, carpet, multiple sockets and TV point.

Bedroom Three

11' 2" x 11' 2" (3.40m x 3.40m)

Two double glazed windows to the rear with a radiator underneath, fitted wardrobes, ceiling fan and carpet.

Bedroom Four

11' 2" x 9' 4" (3.40m x 2.84m)

Double glazed window to the front, built in wardrobe, radiator, carpet and multiple sockets.

Bathroom

Two double glazed windows to the rear, bath with a mixer tap, separate shower, porcelain sink inset vanity unit,

Rear Garden

Laid to lawn, paved footpath, decking area, metal shed, gravelled borders and mature shrubs, rear access into playing field.





welcome to

Orlingbury Road, Pytchley KETTERING

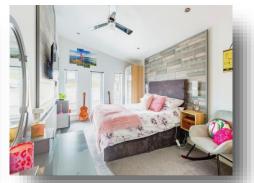
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen / Dining area
- Separate Utility Room
- Off Road Parking for Multiple Vehicles

Tenure: Freehold EPC Rating: C

offers over

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG110444



Property Ref: KTG110444 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01536 518555

Kettering@williamhbrown.co.uk

28 Gold Street, KETTERING, Northamptonshire, NN16 8JE



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.