



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Pytchley Road, Kettering NN15

"Seeing is Believing"

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"Seeing is Believing"

Situated in a desirable location on Pytchley Road, this impressive, detached family residence offers exceptional living space and versatility. The property showcases five double bedrooms and has been thoughtfully extended across both floors to create a substantial family home. The well-proportioned accommodation is complemented by a beautifully maintained garden, featuring multiple outdoor living spaces and a generous frontage with block paved driveway providing ample parking and an oversized single garage. The versatile ground floor features an entrance hall, guest cloakroom, utility room, extensive kitchen with Oak style worksurfaces and integrated oven and hob, there is a snug, generous living room with attractive fireplace and gas fire which flows to the dining room and to the garden room.

Upstairs the five bedrooms are great sizes with dressing area to the main bedroom, there is a bathroom and a separate shower room perfect for family living. Wicksteed Park is moments away perfect for relaxing walks or enjoying family time, schools, shops and amenities are within easy reach. Come and see for yourself!

Living/Dining Room - 9.78m x 3.51m (32'1" x 11'6")

Snug - 3.56m x 3.23m (11'8" x 10'7")

Kitchen/Breakfast Room - 5.82m x 2.59m (19'1" x 8'6")

Garden Room - 6.05m x 1.52m (19'10" x 5'0")

Utility Room - 2.44m x 1.52m (8'0" x 5'0")

WC - 1.47m x 0.91m (4'10" x 3'0")

Bedroom 1 - 3.68m x 3.43m (12'1" x 11'3")

Dressing Area - 3.56m x 0.94m (11'8" x 3'1")

Bedroom 2 - 4.11m x 3.63m (13'6" x 11'11")

Bedroom 3 - 3.33m x 3.2m (10'11" x 10'6")

Bedroom 4 - 3.68m x 2.57m (12'1" x 8'5")

Bedroom 5 - 3.43m x 2.54m (11'3" x 8'4")

Bathroom - 2.54m x 1.83m (8'4" x 6'0")

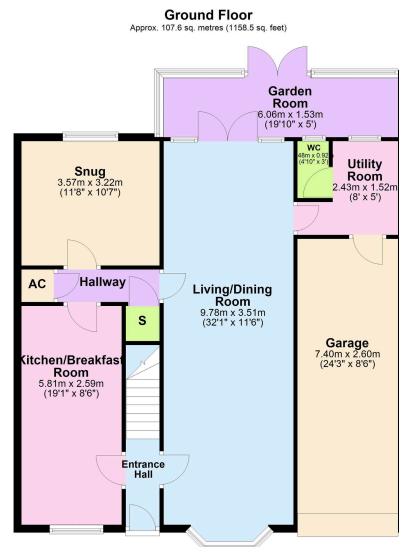
Shower Room - 2.31m x 1.45m (7'7" x 4'9")

Garage - 7.39m x 2.59m (24'3" x 8'6")

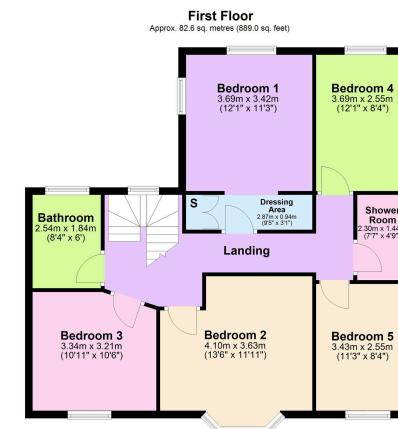




- Gas central heating
- Detached
- Generous garden
- Desirable location
- COUNCIL TAX: E
- UPVC double glazing
- Five double Bedrooms
- Off road parking for four cars
- EPC: PENDING



Total area: approx. 190.2 sq. metres (2047.4 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,
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