



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Lower End, Pytchley, NN14

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"Countryfile"

Enjoying fabulous views over rolling countryside to the back, this exceptional extended semi-detached home offers an impressive, free flowing interior in a most desirable setting. The entrance hall leads to the designer kitchen/breakfast room with adjoining utility room, the dining/family room has an exposed brick style elevation, a fabulous social space as well as the perfect vantage point from which to admire the view. There is a snug/study with adjoining shower room, and the living room is a relaxing space with the warmth of a working fire. Upstairs you will find a principal bathroom and four generous bedrooms arranged over two floors, the impressive main bedroom with an array of bespoke fitted wardrobes. Gas central heating and UPVC double glazing conclude the interior whilst Solar Panels with 5 kilowatt battery aid efficiency. Outside a generous private driveway provides parking for three cars, there is a garage/storage room and the foregarden is laid to lawn enclosed by hedging, the rear garden has an elevated patio with a lawn extending to a decked area overlooking open countryside. Pytchley offers a primary school, picturesque church and a village pub, as well as ultra convenient access to Kettering, Wellingborough, and Northampton along with their respective railway lines. Simply outstanding. EPC RATING: Pending

Kitchen/Breakfast Room - 5.73m x 2.73m (18'10" x 8'11")

Family/Dining Room - 6.57m x 3.49m (21'7" x 11'5")

Living Room - 4.95m x 3.73m (16'3" x 12'3")

Snug/Play Room - 4.52m x 2.13m (14'10" x 7'0")

Shower Room - 2.31m x 1.65m (7'7" x 5'5")

Utility - 1.83m x 2.21m (6'0" x 7'3")

Bedroom 1 - 3.28m x 3.45m (10'9" x 11'4")

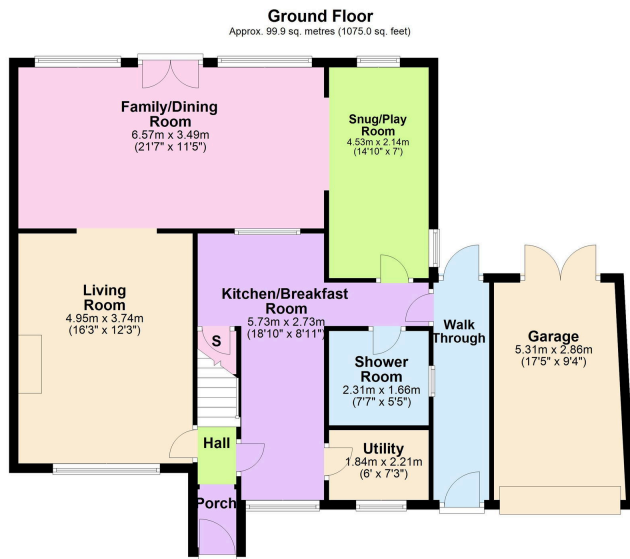
Bedroom 2 - 4.95m x 2.31m (16'3" x 7'7")

Bedroom 3 - 3.99m x 2.74m (13'1" x 9'0")

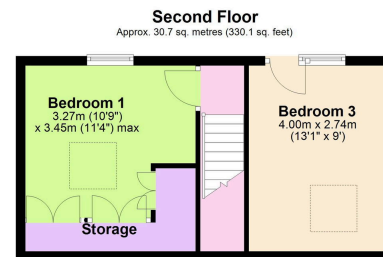
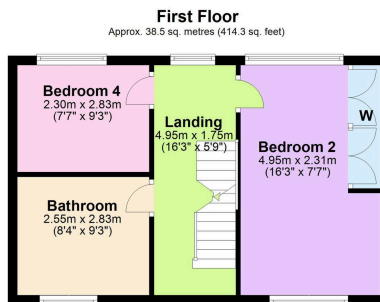
Bedroom 4 - 2.31m x 2.82m (7'7" x 9'3")

Bathroom - 2.54m x 2.82m (8'4" x 9'3")





Total area: approx. 169.0 sq. metres (1819.4 sq. feet)



- Extended upgraded three storey family home
- Four bedrooms over two floors
- Exceptional views from all floors
- Desirable location of Pytchley
- COUNCIL TAX: C
- Free flowing layout downstairs with impressive family room
- Potential for a ground floor bedroom with downstairs shower room
- Parking for three cars, car charging and single garage
- Owned solar panels, gas central heating and UPVC double glazed windows
- EPC: PENDING



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.

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