



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Orlingbury Road, Pytchley, NN14

'Spring to Summer, Autumn to Winter'

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'Spring to Summer, Autumn to Winter'

You can admire the changing seasons in all their glory with the stunning views over rolling countryside which adjoin the back of this exceptional extended semi-detached home. The accommodation comprises an entrance hallway with Antico flooring and stairs to the first floor, a guest cloakroom, a bright living room with multi-fuel stove and doors to the garden, and a generous dining room flowing into the kitchen/breakfast/family room fitted with oak work surfaces, integrated double ovens, five-ring gas hob, dishwasher, fridge/freezer, an island with breakfast bar and bi-fold doors opening onto the rear garden, alongside a utility room and a versatile study. Upstairs are four double bedrooms arranged over two floors, including a principal bedroom with balcony and countryside views, additional built-in storage to bedrooms two and three, and a family bathroom with freestanding bath and walk-in shower. Outside, the property benefits from a block-paved driveway providing parking for four cars including a car-port space, a garage with power and lighting, and an enclosed rear garden with raised decking, porcelain-tiled patio, lawn and mature planting.

Kitchen/Breakfast Room - 5.54m x 5.69m (18'2" x 18'8")

Dining Room - 3.43m x 3.94m (11'3" x 12'11")

Living Room - 5m x 3.73m (16'5" x 12'3")

Study - 3.1m x 1.83m (10'2" x 6'0")

Utility - 1.4m x 1.83m (4'7" x 6'0")

Bedroom 1 - 4.98m x 2.95m (16'4" x 9'8")

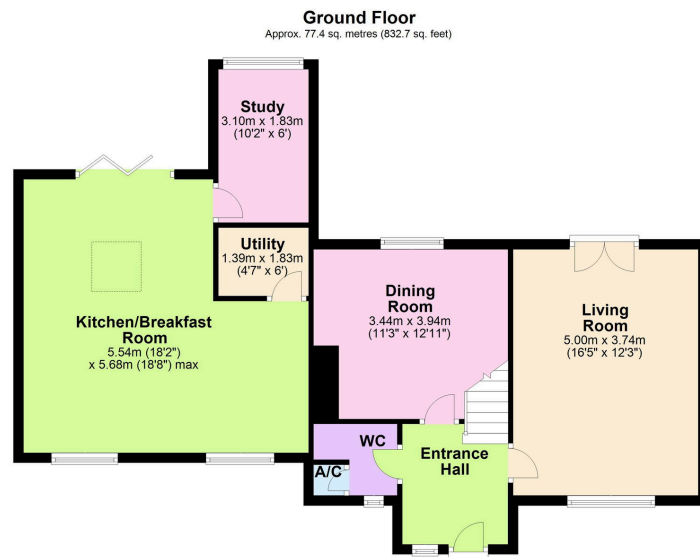
Bedroom 2 - 3.78m x 3.76m (12'5" x 12'4")

Bedroom 3 - 3.78m x 2.97m (12'5" x 9'9")

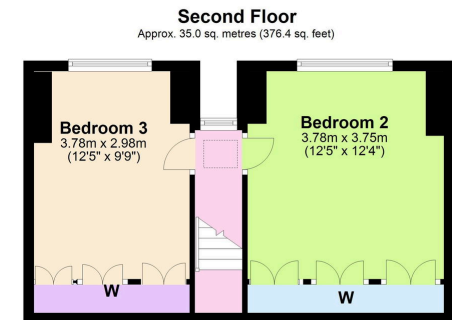
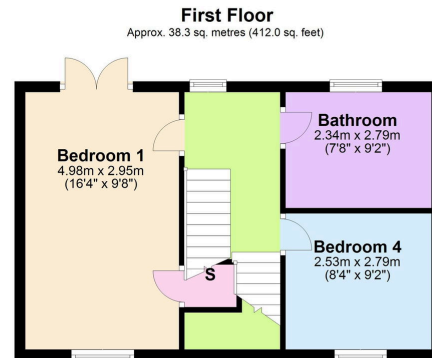
Bedroom 4 - 2.54m x 2.79m (8'4" x 9'2")

Bathroom - 2.34m x 2.79m (7'8" x 9'2")





Total area: approx. 150.6 sq. metres (1621.1 sq. feet)



- Semi-Detached Home
- Four Double Bedrooms
- Spacious Kitchen/Breakfast/Family Room
- Village Location
- Countryside Views
- Parking for Four Cars
- UPVC Double Glazing
- Gas Central Heating
- EPC RATING: C
- COUNCIL TAX: C



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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