

BRENNAN

BESPOKE

GUIDE PRICE

£850,000

Pytchley Road

Kettering, NN15 6HX

Development opportunity is the headline with this substantial detached home, offering over 4,000 sq ft of accommodation on a generous plot and presenting an exceptional canvas for buyers with vision. With its scale, layout and setting, the property lends itself to a range of possibilities, including modernisation, reconfiguration and potential development (subject to the necessary planning permissions and consents), making it a genuinely rare prospect in today's market. Set in a prime location close to Wicksteed Park, local amenities and well-regarded schools, the home combines future potential with day-to-day convenience. The existing accommodation is extensive and flexible, arranged to include both ground floor and first-floor bedrooms and bathrooms, which could suit multi-generational living, home working, or those looking to create a more bespoke layout. While the property now requires modernisation throughout, the sheer volume of space provides outstanding scope to create something truly special.

The internal layout includes a generously sized kitchen, a large lounge, a dedicated music room and an impressive snooker room, offering a variety of reception spaces that can be adapted to suit different lifestyles. Practicality is further enhanced by a larger-than-normal double garage, providing excellent storage and parking options.

Overall, this is a rare opportunity to acquire a home of this size on a substantial plot in a sought-after location, with clear potential for transformation. Whether your plans involve a full refurbishment, a significant redesign, or exploring development potential, this property

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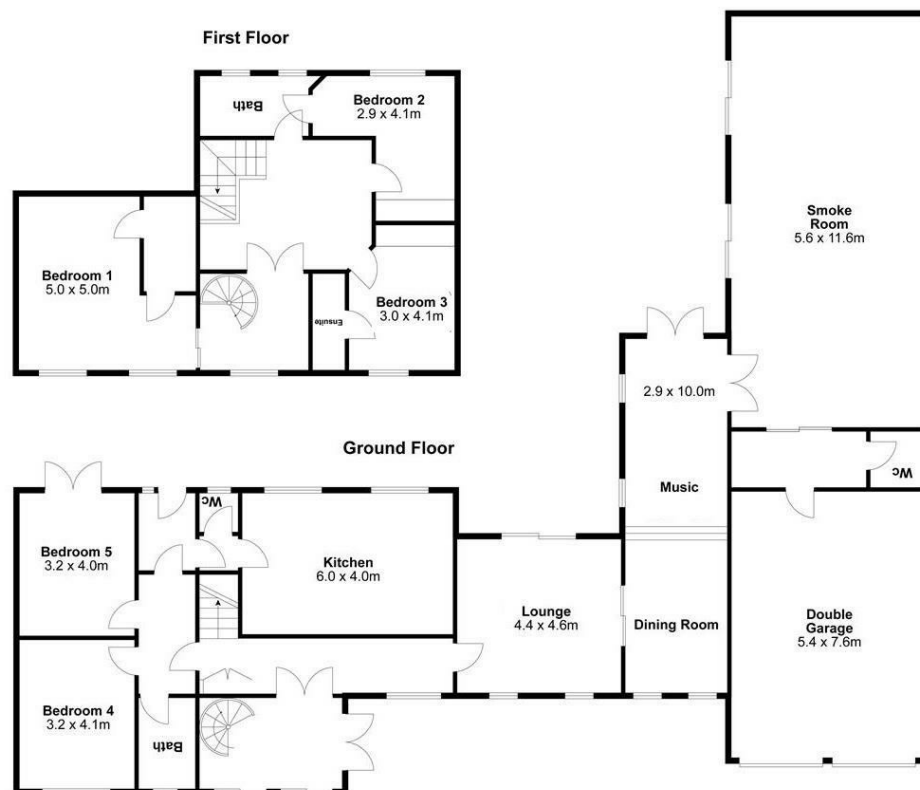


OFFICE ADDRESS

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OFFICE DETAILS

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For identification only not to scale

BRENNAN
BESPOKE

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements