

BRENNAN

BESPOKE

£300,000

Church Road

Pytchley, NN14 1EL

Church Road is set within the desirable Northamptonshire village of Pytchley, well placed for local schooling, the village play park and the popular Overtstone Arms pub, making it a great option for families looking for a village setting with everyday conveniences close by. This extended semi-detached home offers versatile accommodation with a layout that suits modern living, combining practical ground floor space with comfortable bedroom accommodation upstairs. The ground floor includes a lounge, a separate kitchen, and the added benefit of a conservatory that provides an additional reception space overlooking the garden, ideal for family use, entertaining, or simply enjoying the outlook throughout the seasons, while a utility area and a ground floor WC add further practicality. Upstairs, there are three bedrooms and a family bathroom, providing flexible space for children, guests, or home working, with useful storage also available. Overall, the extension and conservatory help create a home that feels larger than expected, and the village location will appeal strongly to buyers who want a balance of community, countryside living and accessibility.

3



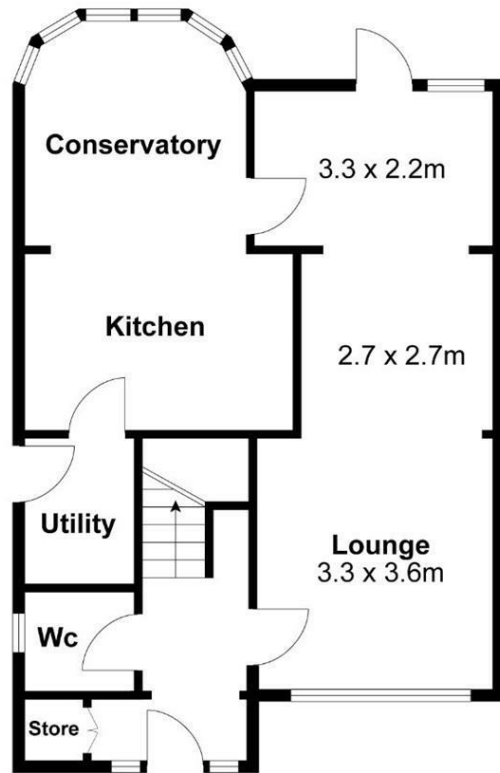
1



2

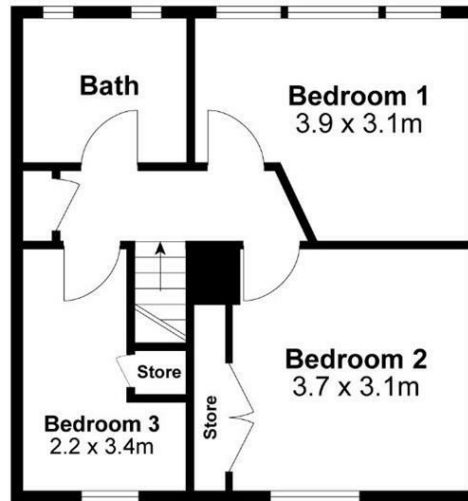






Ground Floor

For identification only not to scale



First Floor

Internal Area Approx. : 104m²

BRENNAN
BESPOKE

LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

BRENNAN
BESPOKE

OFFICE ADDRESS
BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

OFFICE DETAILS
01536 904400
info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>