



3 Kettering Road

Pytchley, NN14 1EP



Simpson & Partners

Nestled in the charming village of Pytchley, this exceptional three-bedroom detached bungalow offers the perfect blend of comfort and convenience with off-road parking and a single garage. The village boasts a wonderful local pub and provides access to breathtaking countryside walks right on your doorstep.

This well-appointed property features modern UPVC double glazing throughout and efficient gas radiator heating for year-round comfort. Upon entering through the welcoming entrance hall, you'll discover a thoughtfully designed fitted kitchen complete with built-in appliances for the discerning home chef.

The heart of the home is the generous lounge and dining room, where a working open fire creates a cozy atmosphere for relaxing evenings. Beautiful double doors seamlessly connect this space to a delightful conservatory, which serves as a tranquil bridge to the property's crown jewel - a superb established rear garden that has been lovingly maintained.

The accommodation thoughtfully provides three bedrooms, including two comfortable doubles and a versatile single room currently utilized as a study, perfect for those working from home. The property is completed by a modern three-piece shower room and the added convenience of a separate WC.

This is truly a must-see bungalow that combines village charm with modern amenities in one of the area's most desirable locations. Don't miss this opportunity - call now to arrange your viewing of this remarkable home.

Price £347,500



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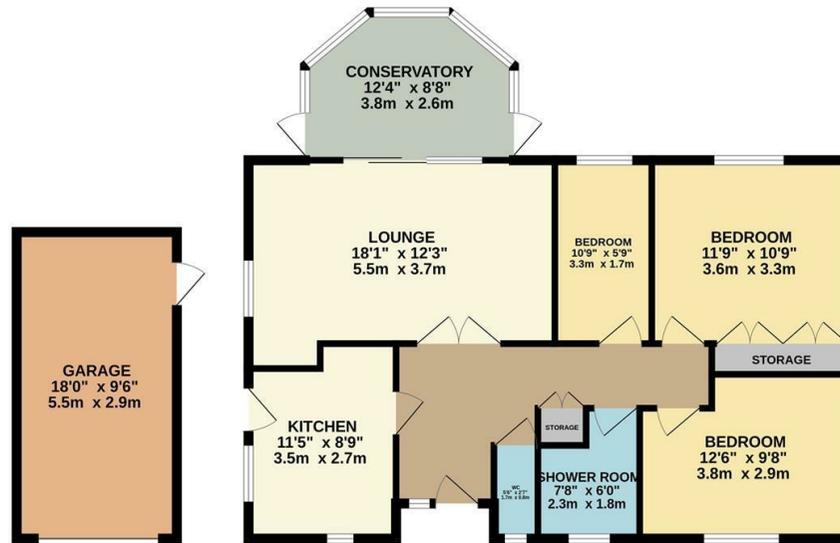
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN