



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Lower End, Pytchley, NN14

"Countryfile"

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"Countryfile"

An ideal family home in a highly desirable Pytchley Village location, enjoying fabulous views over rolling countryside to the rear. This exceptional, extended semi-detached home offers an impressive, free-flowing interior in a most sought-after setting. The entrance hall leads to the designer kitchen/breakfast room with adjoining utility room. The dining/family room features an exposed brick-style elevation, creating a fabulous social space and the perfect vantage point from which to admire the views. There is a snug/study with adjoining shower room, while the living room provides a relaxing retreat with the warmth of a working fireplace. Upstairs, a principal bathroom and four generous bedrooms are arranged over two floors, with the impressive main bedroom benefiting from an array of bespoke fitted wardrobes. Gas central heating and UPVC double glazing complete the interior, while solar panels with a 5-kilowatt battery enhance energy efficiency. Outside, a generous private driveway provides parking for three cars, alongside a garage. The foregarden is mainly laid to lawn and enclosed by hedging, plus a composite decked area provides a delightful spot to soak up the late-afternoon and evening sunshine, ideal for summer evenings outdoors. While the rear garden boasts an elevated patio, a lawn extending to a decked area, and open countryside views beyond. Pytchley offers a primary school, picturesque church, and village pub, together with ultra-convenient access to Kettering, Wellingborough, and Northampton, along with their respective railway lines. Simply outstanding.

Kitchen/Breakfast Room - 6.17m x 3.89m (20'3" x 12'9")

Family/Dining Room - 6.58m x 3.48m (21'7" x 11'5")

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

Study/Play Room - 4.52m x 2.06m (14'9" x 6'9")

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

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

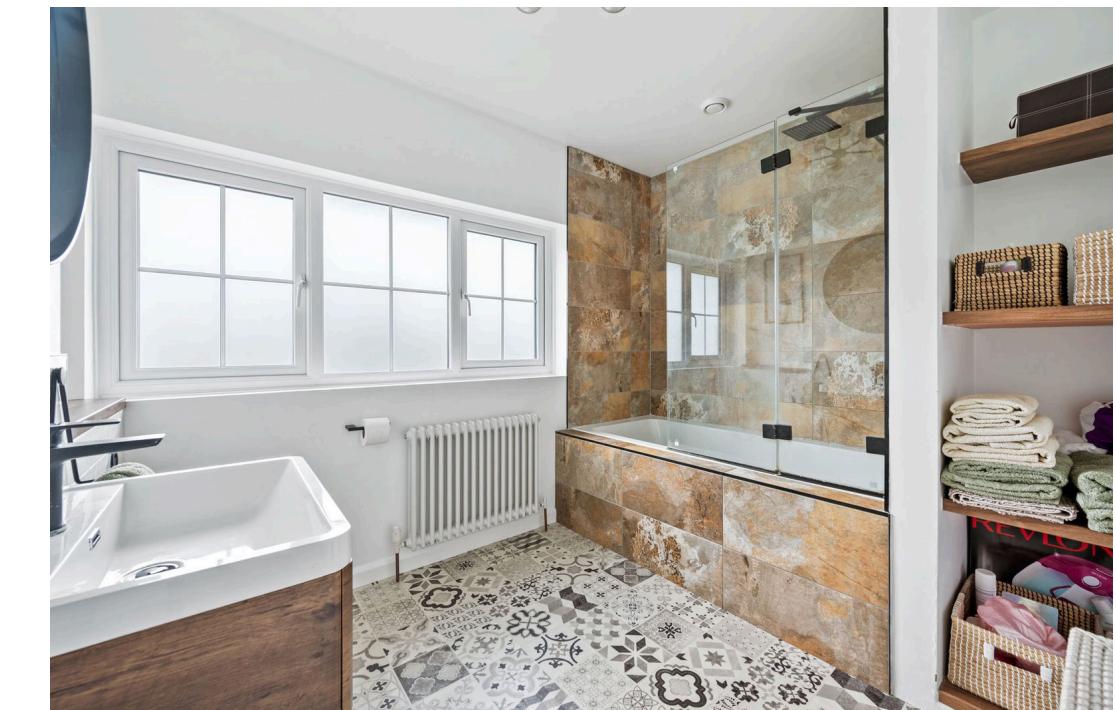
Bedroom 1 - 4.95m x 2.64m (16'2" x 8'8")

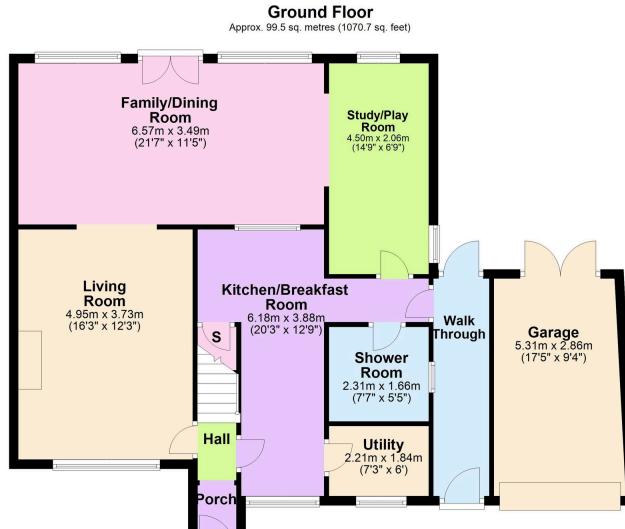
Bedroom 2 - 3.89m x 3.45m (12'9" x 11'4")

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

Bedroom 4 - 2.79m x 2.29m (9'2" x 7'6")

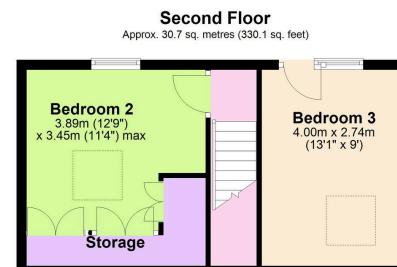
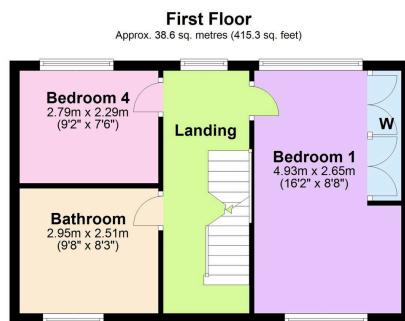
Bathroom - 2.95m x 2.51m (9'8" x 8'3")





Total area: approx. 168.7 sq. metres (1816.1 sq. feet)

- Village location
- Extended upgraded three storey family home
- Free flowing layout downstairs with impressive family room
- Four bedrooms over two floors
- Exeptional views from all floors
- Parking for three cars, car charging and single garage
- Owned solar panels with 5KW Battery
- Gas central heating and UPVC double glazed windows
- COUNCIL TAX: C
- EPC RATING: B



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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