



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Pytchley Road, Kettering, NN15

"Park Life"

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"Park Life"

This significant detached home occupies a wonderful plot, discreetly positioned off Pytchley Road, accessed via electric gates. The wrap around gardens are a great size with a private gate directly into Wicksteed Park, the perfect addition to the gardens. The extended interior is designed and finished to an exacting standard, the reception hall has Oak and glass balustrade which leads to a guest cloakroom, the light filled living room has an elegant fireplace, the substantial free flowing kitchen/dining/family room is beautifully appointed with integrated appliances, walk in pantry and Quartz worksurfaces flowing to the dining area which opens to the family room with glazed roof and bi-folding doors which bring the outside in. There is a laundry/boot room, snug and an impressive study. Upstairs, five double bedrooms are arranged over two floors, the main and guest bedrooms with ensuite, a principal shower room to the first floor and another to the second floor where there is two further double bedrooms. Outside the deep foregarden is laid to lawn, an array of trees and plantings create privacy, there is a generous private driveway with parking for four/six cars, a detached double garage, and the stunning rear garden. The location offers seclusion in an Urban setting, with the convenience of the Restaurant/Cultural Quarter and mainline railway within walking distance.

The grounds are approached via electric gates and leads down a driveway to the property where there is off road parking on gravel and block paving for at least six vehicles in front of the detached double garage complete with electric doors. The gardens are private and the lawn is surrounded by established plantings.

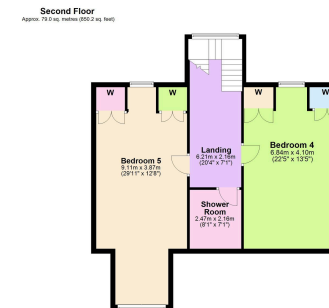
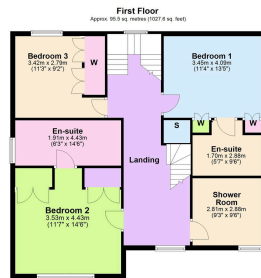
The rear garden has been beautifully landscaped with Indian sandstone patio across the full width of the home creating various seating areas. The lawns are neatly laid and the borders are established with a range of flowers, shrubs and trees along with a hedge to the rear complete with gate to Wicksteed Park.



- High specification throughout
- Gate to Wicksteed Park from garden
- Five Bedrooms
- Substantial Driveway
- Double Garage
- Significant Plot
- Ultra-convenient location
- Close to Train Station, Town Centre and amenities
- EPC RATING: PENDING
- COUNCIL TAX: D



Total area: approx. 305.2 sq. metres (3284.8 sq. feet)



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.

15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

