



99 Pytchley Road, Kettering NN15 6NA

Offers Over £215,000

****Spacious Extended Family Home in a sought after Location****

Discover this extended three-bedroom family home, perfectly positioned on a generous plot with a large rear garden—ideal for outdoor living and entertaining. Conveniently situated local amenities including schools, shops, bus routes, train station, Wicksteed Park, and junction 9 of the A14.

Inside, you'll find thoughtfully designed accommodation featuring:

- * A bright and spacious lounge/dining area
- * A charming conservatory overlooking the garden
- * A good sized kitchen breakfast room
- * A versatile study/utility space
- * Three comfortable bedrooms and a family bathroom on the first floor

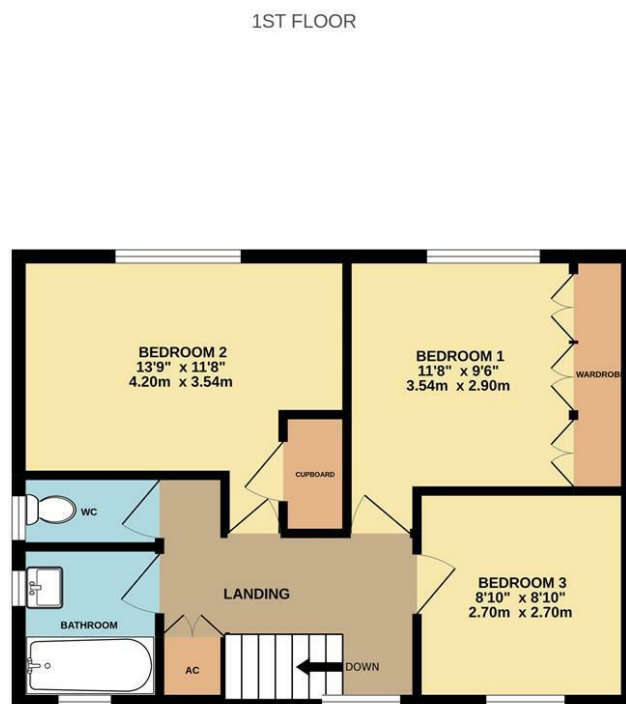
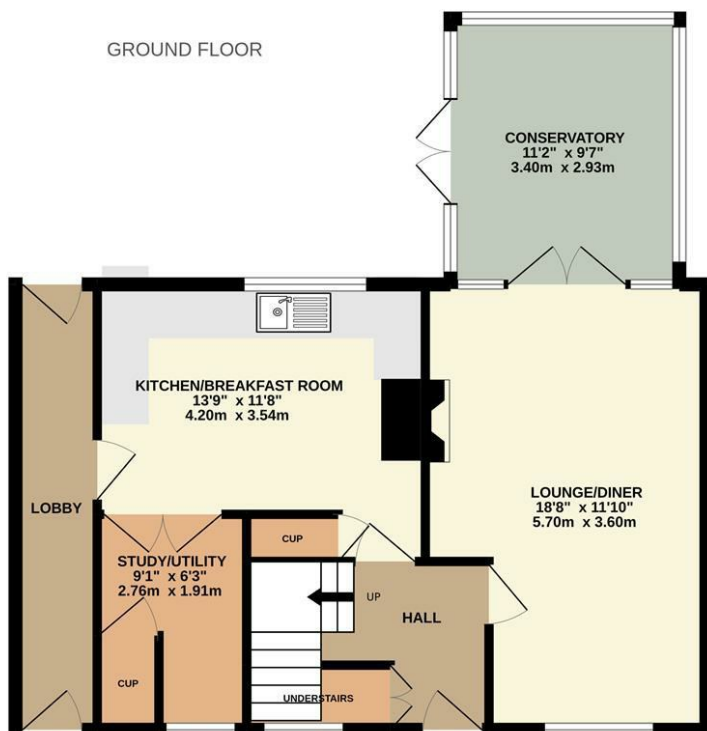
Additional benefits include gas central heating, double glazing

****This is a fantastic opportunity to secure a family home — early viewing is highly recommended!****

Please note that the photographs used in these particulars were taken in 2022 prior to tenants taking occupation.

**Tenure: Freehold
Energy Rating: D
Council Tax Band: B**

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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
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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