

# 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



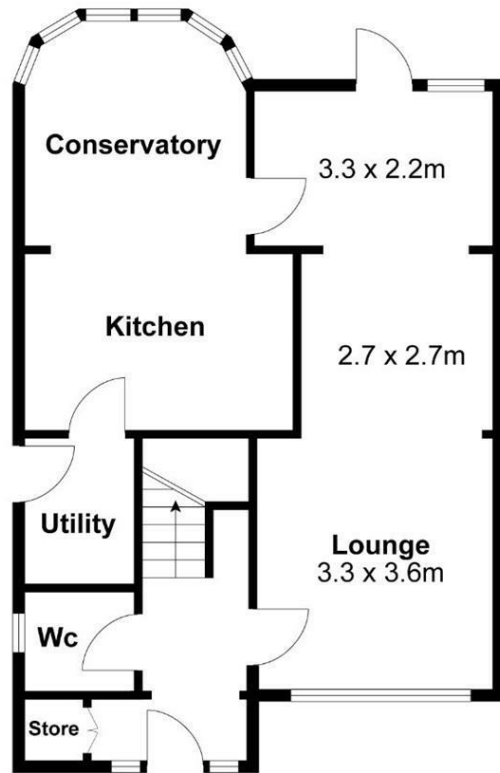
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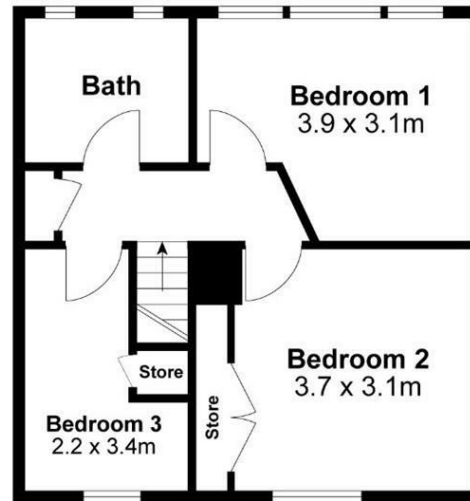






**Ground Floor**

For identification only not to scale



**First Floor**

Internal Area Approx. : 104m<sup>2</sup>

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**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	74
(55-68) <b>D</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	

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

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