

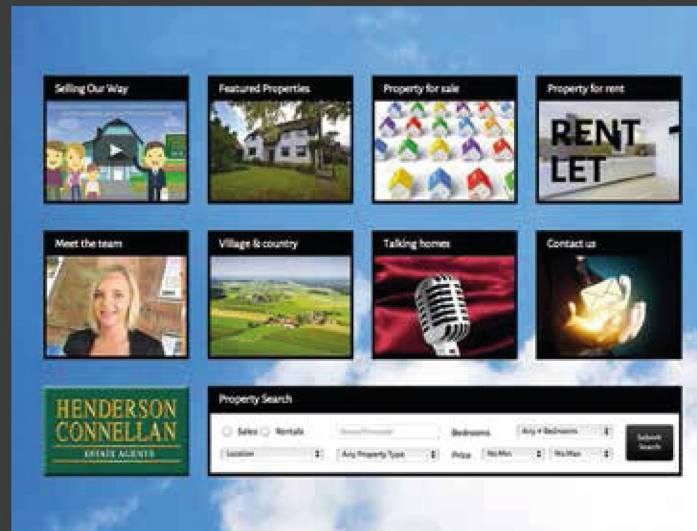
# Floorplans and Measurements



Total area: approx. 279.8 sq. metres (3012.1 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.



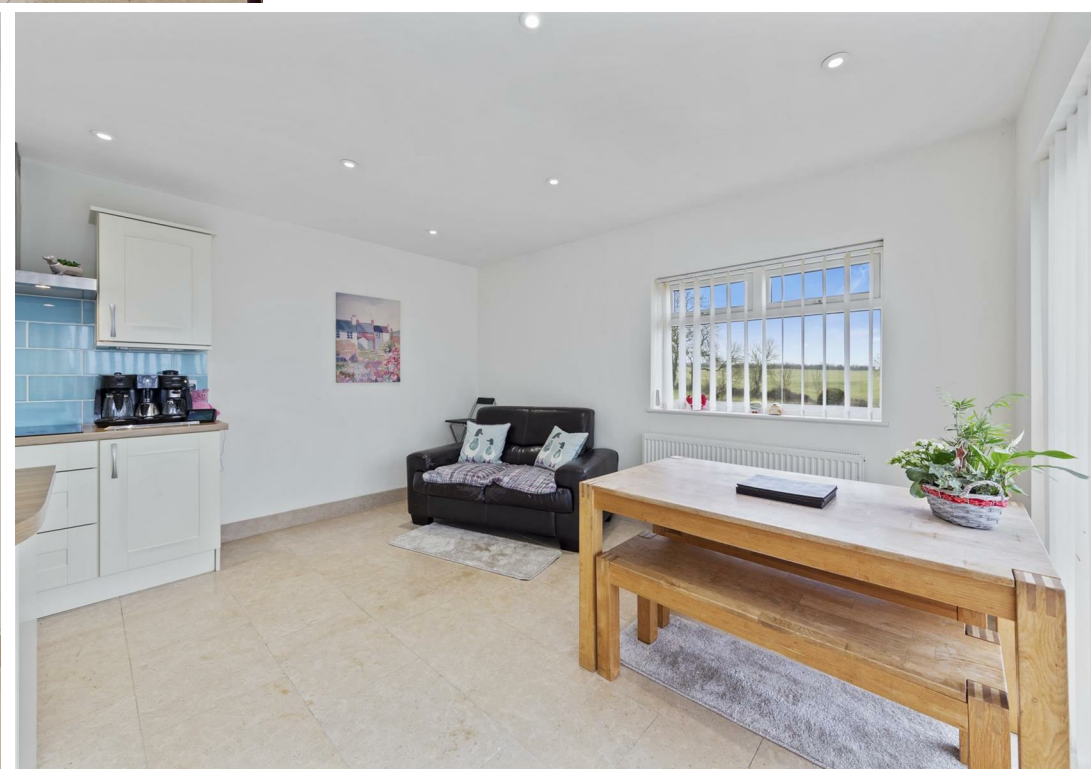
## England's Green and Pleasant Land

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## 29, Lower End, Pytchley, NN14 1ER

Price Guide £599,950



### Village

Pytchley is a village and civil parish, three miles southwest of Kettering and near the A14/A1/M1 link road. The village has a Church of England Primary School, a church and a pub restaurant, The Overstone Arms. There are a number of active community groups and clubs in the village.



### "England's Green and Pleasant Land"

Can be admired in all its glory from the commanding position enjoyed by this individually designed and built village residence with wonderful open views of the rolling countryside behind. The substantial, light filled interior includes an entrance hallway, guest cloakroom, kitchen/dining/family room complimented by the utility room, fabulous living room, formal dining room, versatile snug/office and downstairs bedroom complete with en-suite. Upstairs there is a principal bathroom and five bedrooms, four of which are double in size, the master with walk in wardrobe and en-suite. Outside the generous plot features a driveway in front of the tandem length garage and neatly kept gardens which wrap around the property complete with patio seating area providing the perfect vantage point to admire the beautiful views. Pytchley is an idyllic setting with fine rural walks yet a short drive away is the A14/M1 link road and mainline railway connecting with London St Pancras International in under an hour.

EPC RATING: C COUNCIL TAX: D

### Gardens and Exterior

To the front the driveway provides off road parking for at least five cars both on the graveled parking area and in front of the tandem length garage with electric doors and personnel door to the rear. The fore garden is laid to lawn and enclosed by timber fencing and attractive hedgerow. The gardens wrap around the side and lead to a lovely patio seating area providing the perfect spot to admire the gorgeous views behind. The lawn is neatly laid and there are a range of flowers, shrubs and small trees and a garden shed.





## Interior

- Spacious and beautifully presented accommodation which enjoys stunning countryside views to the rear
- Gas central heating
- UPVC double glazed windows
- Entrance hallway with stairs to the first floor and specialist tiled flooring
- Guest cloakroom with low level WC, pedestal wash hand basin with mono bloc tap
- Kitchen/Breakfast/Family room with a range of base and eye level units, one and a half bowl single drainer sink unit with mono bloc tap inset to roll top worksurfaces, integrated twin ovens and warming drawer, induction hob with extractor, fridge, freezer and dishwasher, island with breakfast bar and dining/family space with sliding doors to outside
- Utility room with single drainer sink unit with mono bloc tap inset to roll top worksurfaces, space and plumbing for washing machine and tumble dryer (appliances not included) and a range of storage options
- Living room with attractive feature fireplace and sliding doors to outside
- Dining room providing formal dining options

- Snug - versatile additional reception room that could be used as a playroom or home office
- Downstairs bedroom - double in size with en-suite comprising low level WC, pedestal wash hand basin, glass shower enclosure, heated towel rail, ceramic tiled splash backs and flooring
- Upstairs there are an additional five bedrooms, all of which are double in size and the master with en-suite and walk in wardrobe
- Bathroom suite comprising low level WC, pedestal wash hand basin with mono bloc tap, panel enclosed bathtub, glass shower enclosure with rainfall shower, heated towel rail and ceramic tiled splash backs
- En-suite with low level WC, pedestal wash hand basin with mono bloc tap, glass shower enclosure, heated towel rail and ceramic tiled splash backs

