



29 Pytchley Road, Kettering NN15 6NE

Tenure: Freehold Energy Rating: D

This impressive family home is situated in a non estate location within a short walk of Wicksteed Park, Southfield School and Kettering Station, which is just over a mile. The palatial interior of over 2,400 sq ft is finished to an exceptionally high standard throughout and is brimming with character features that include stunning bay windows, solid oak flooring, beautiful fireplaces, original coving and panelled doors. An impressive entrance hallway with wrap around staircase to gallery landing gives this home the generous entrance that it deserves. The extensive ground floor provides perfect accommodation for a large family and guests. The first floor offers 3 generous double bedrooms, a sumptuous ensuite and a beautiful bathroom. The top floor is a real surprise with 2 further bedrooms, one with epic proportions, and a third bathroom.

LUCAS
SALES & LETTINGS

Porch

Reception Hall



Lounge

5.42 into bay x 4 max (17'9" into bay x 13'1" max)

The living room is beautifully proportioned with a large bay window and french doors leading to the garden and stunning feature fireplace recently installed by WT Cox.

Dining Room/Sitting Room

5.22 into bay x 4 max (17'1" into bay x 13'1" max)

This spacious second reception room is currently being used as a lounge / study but could equally be used as a generous dining room, complete with deep bay window and feature fireplace installed by WT Cox.



Kitchen

5 x 2.9 (16'4" x 9'6")

Recently installed 1909 designer kitchen with spacious pantry cupboard and a range of NEFF and SMEG appliances and Silestone Quartz worktops. The family/breakfast room flows effortlessly from the kitchen.



Family/Breakfast Area

5.55 max x 5 into bay (18'2" max x 16'4" into bay)

This fabulous family space offers versatile living, with a Franco-Belge woodburner and space to dine around an 8 seater-table in addition to seated areas. French doors lead from the beautiful walk-in bay to the garden.



Utility Room

3 x 2.7 (9'10" x 8'10")

Recently re-fitted utility/laundry room offers an abundance of storage space and is also fitted with an additional fridge-freezer for summer drinks.



Guest WC

1.75 x 1 (5'8" x 3'3")

Gallery Landing

Light and bright with window overlooking the front garden. Staircase to second floor.

Bedroom 1

4.5 x 4 (14'9" x 13'1")

Window overlooking the rear garden.



En Suite Bathroom with Shower

3.15 x 3 (10'4" x 9'10")

Refitted within the last 3 years to a very high specification.
The specification includes Kueco vanity unit and taps.

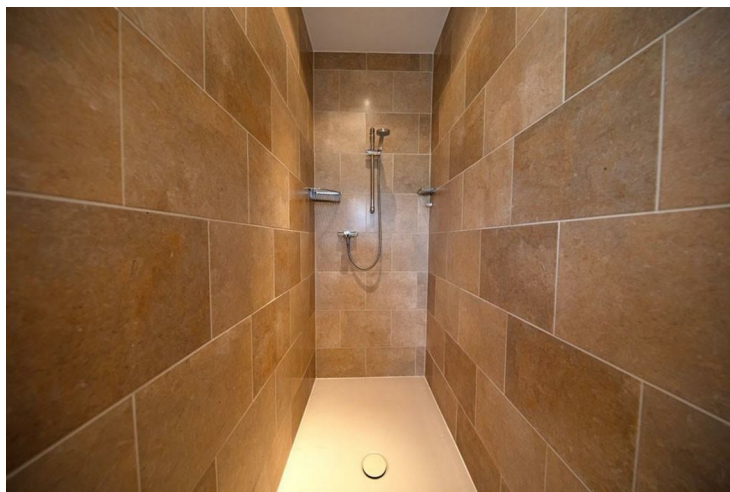


KUECO Vanity Unit and Taps



Luxury Shower

Bette wet room cast iron shower tray.



Bedroom 2

5.22 x 3.43 + wardrobe (17'1" x 11'3" + wardrobe)

With deep bay window overlooking the front garden.
2 built in wardrobes.



Bedroom 3

3.63 x 3 (11'10" x 9'10")



Shower Room

2.54 x 2.56 (8'3" x 8'4")

Refitted within the last 3 years to a very high specification with Kueco vanity unit and taps and Bette wet room cast iron shower tray.



Second Floor Landing

Bedroom 4

5.4 x 3.6 (17'8" x 11'9")



Bedroom 5

4.45 x 2.25 (14'7" x 7'4")

Guest Bathroom

3.14 x 1.88 (10'3" x 6'2")

White suite.

Garage

4.72 x 3.66 (15'5" x 12'0")

Good width garage with direct access to the family room, conveniently passing the utility room and cloakroom.

Light and power,
Up and over door.

Rear Garden

Landscaped to include lawn, mature shrubs, patio and well stocked borders.



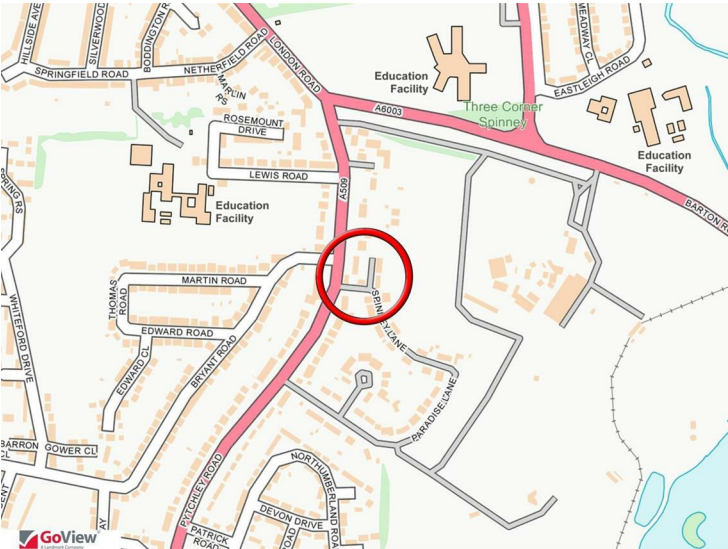
Site Plan

For general guidance and identification only.
Approximate area (from desk top assessment): 0.16 acre.
Not to scale.



Location

This impressive family home is situated in a non estate location within a short walk of Tresham Institute as well as Wickseed Park and Southfield school.
* Local shop within 2/3 minutes walk
* Tesco 24 hour store is about 0.75 miles
* Odeon Cinema on junction 9 of the A14 and the A509 about a mile



Kettering Station

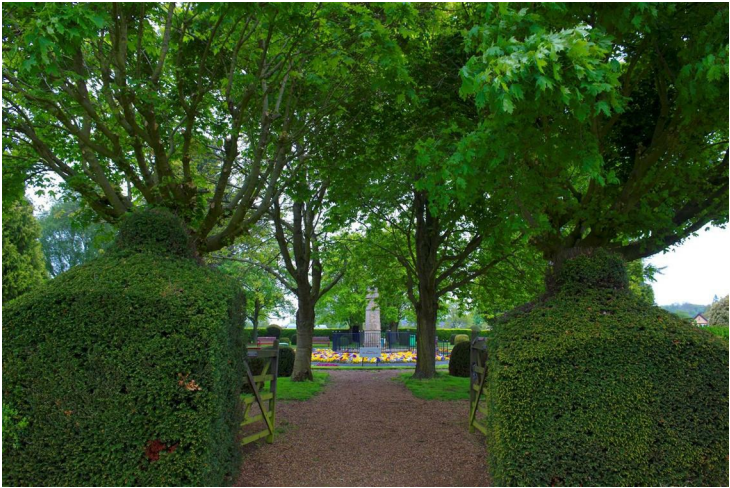
There are frequent services south to London St Pancras International that typically

take around an hour but some direct trains take only 48 minutes. Services head north via Market Harborough and Leicester. As part of the Midland Main Line improvement programme, a section the line between north of Bedford to Kettering and Corby is currently being electrified, which is expected to be completed by December 2019 - please check the very latest details with MML if this is of importance to you.

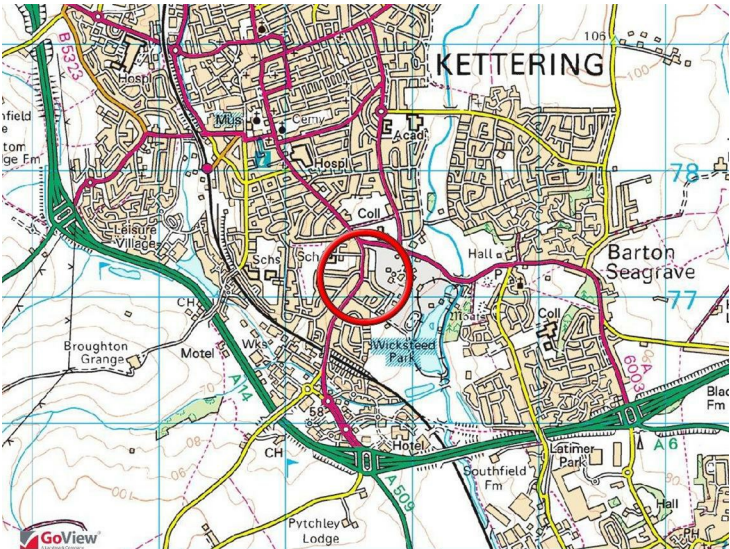


Wicksteed Park

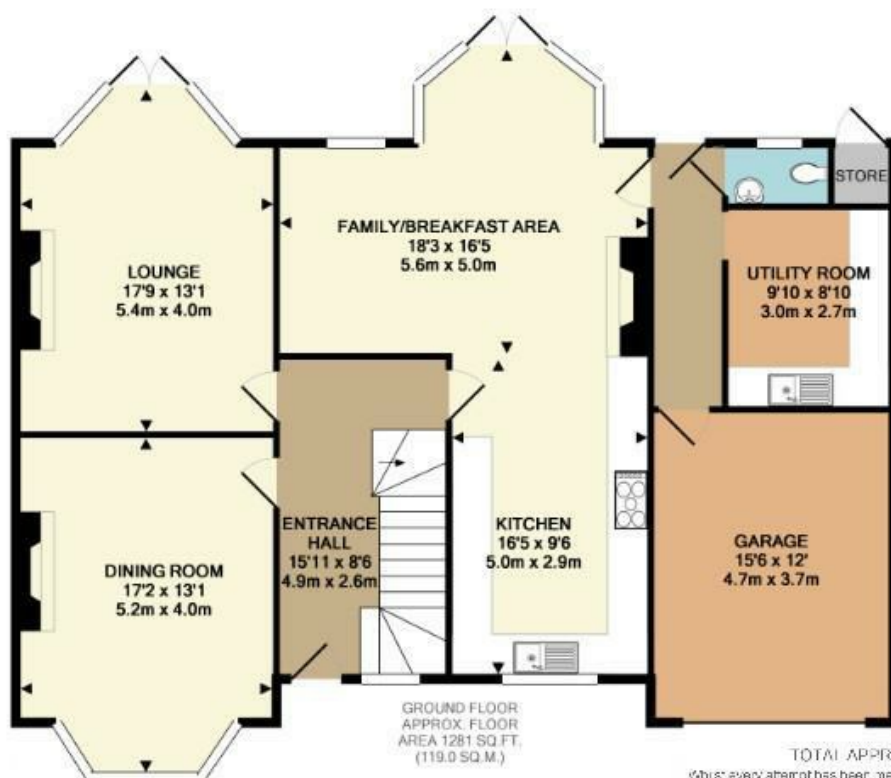
Founded by local business man Charles Wicksteed the Park opened in 1921, making it the oldest theme park on UK mainland. With 147 acres, a lakeside railway and many other attractions the park is open free of charge to pedestrians and it is a great place to enjoy a walk or let the children run off steam! And, it's almost on your door step if you choose to live here.



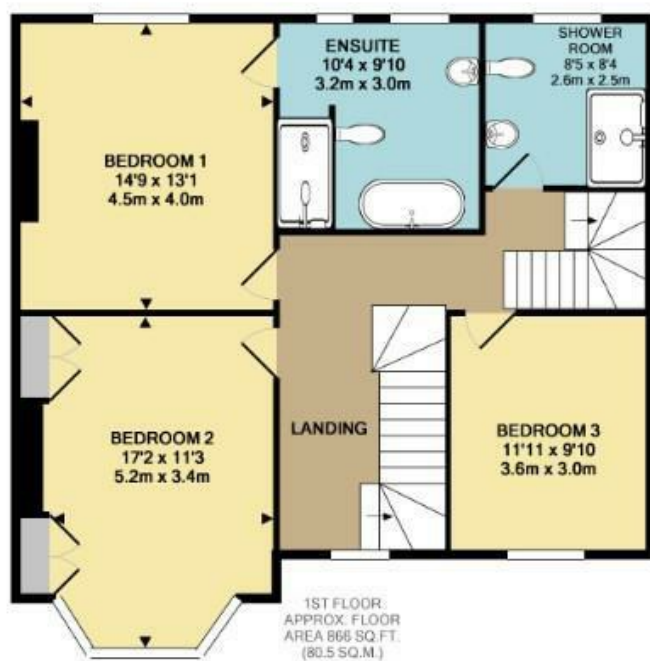
Location within Kettering







TOTAL APPROX. FLOOR AREA 2656 SQ. FT. (246.8 SQ. M.) Inc. garage
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metrock 20213



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

LUCAS
SALES & LETTINGS

2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

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.