lock up and go!
characterful barn conversion in a secluded location.

situation
pytchley is a small village in northamptonshire, 3.25 miles south west of kettering centre. the village is conveniently located for access to the a14 and a43 roads as well as a direct train line to london via a station in kettering. pytchley has several listed buildings, a church, a primary school and a public house, the overstone arms. the property is located in the northern part of the village at the end of a no through road and within the conservation area.

property
barn cottage is a stone and brick barn conversion dating back to 1747. the property has been updated to create a modern open plan living space whilst retaining some of the period features and exposed beams. the house has been recently rewired and re-carpeted. the accommodation is arranged over one floor, although there is some variation in floor levels. total floor space extends to approximately 1,526 sq ft (141.7 sq m). the front door leads to a hallway with access to the open plan kitchen-diner to the left, a lounge to the rear, four bedrooms and a bathroom to the right. the newly refitted kitchen has an electric oven and hob, built in extractor fan and spaces for a washing machine, dishwasher and freestanding fridge freezer.

towards the rear of the kitchen is the large dining room with a few steps up to the large lounge. the lounge has a multi fuel stove and a set of bespoke built wooden sliding doors leading to a large conservatory to the rear of the property.

the hallway leads to four good sized bedrooms, one of which has two roof lights, and a family bathroom. the unique u-shaped layout of the property allows a certain level of separation between the bedrooms and living area.
Features
• Four bedrooms
• Open plan living area with period features
• Conservation Area
• Close to schools
• Convenient access to train station and road network
• No through road

Outside
At the front the property benefits from a paved off-road parking area with space for two cars. To the rear of the property is a paved patio with a raised bed floral border. Further is a good sized garden mainly laid to lawn with open views over the neighbouring paddocks to the rear.

Method of Sale
The freehold of the property is available for sale by Private Treaty with vacant possession on completion.

Services
The property is connected to mains electricity, water and sewerage. Heating to the property is provided by an oil-fired boiler. The services have not been tested by the agents.
Approximate Gross Internal Floor Area
141.7 sq.m/1,526 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.
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Council Tax
Band E - £2,096.25

Local Authority
Kettering Borough Council
Municipal Offices, Bowling Green Road
Kettering, NN15 7QX
Tel: 01536 410333
www.kettering.gov.uk

Energy Efficiency Rating

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Energy Rating:
G: Very efficient; High performance
F: Least efficient; High running costs
E: Average efficiency; Lower running costs
D: Lower efficiency; Higher running costs
C: Poor efficiency; Very high running costs
B: Poorer efficiency; High running costs
A: Least efficient; Higher running costs

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