

# MOORGREEN HOUSE, 32 PYTCHLEY ROAD, KETTERING



**HENDERSON  
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ESTATE AGENTS

# Moorgreen House

## Moorgreen House

This imposing and very individually designed extended detached residence occupies an enviable position on this desirable road. Wicksteed park, the mainline railway and the cultural/restaurant quarter are within easy reach. The interior offers a sprawling floorplan to include an entrance porch leading in to the generous reception hall, generously sized living room with patio doors to the rear garden, formal dining room, extensive kitchen/breakfast room, utility room, and ground floor shower room. To the first floor you will find the family bathroom and six well-proportioned bedrooms providing the adaptability for a study or playroom. Outside the grounds are extensive with a deep frontage with a private driveway providing off road parking and access to the double garage, whilst the established rear garden is a great size with an open aspect over the school playing fields. A very distinctive home.



**£475,000**

**MOORGREEN HOUSE, 32 Pytchley Road,**



### Property Highlights

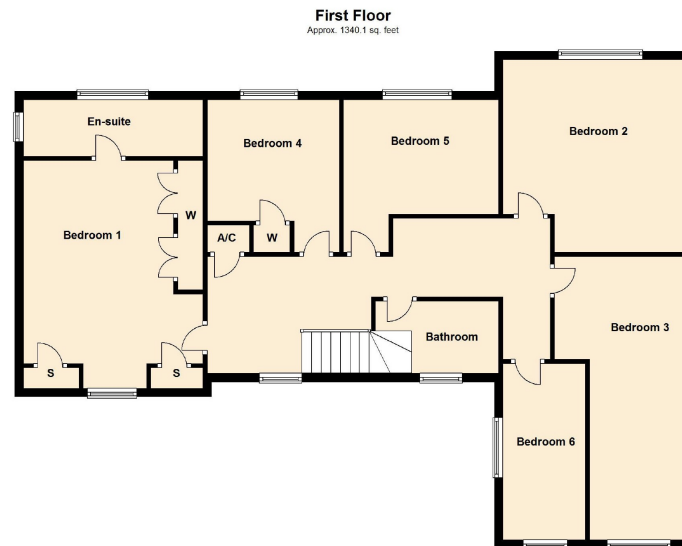
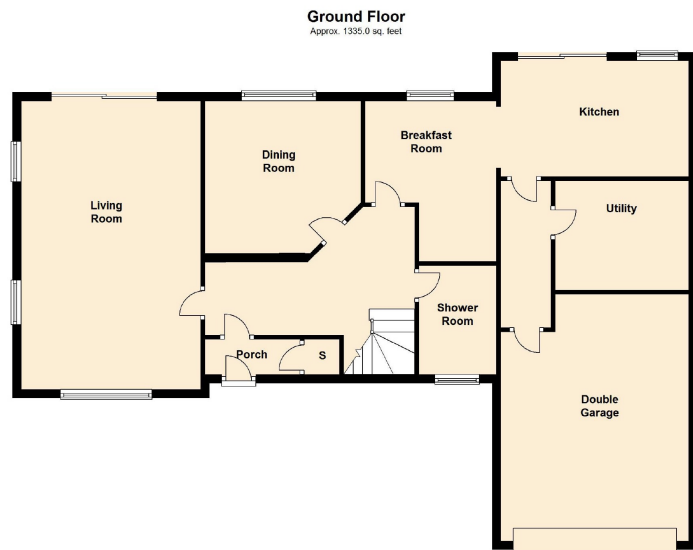
- Spacious accommodation throughout
- Popular residential location
- Extended floorplan providing a flexible layout to both floors
- Predominantly UPVC windows, there are two small single glazed windows to the side elevation of the living room
- Easy access to many amenities and transport links
- Entrance porch leading to an inviting hallway with Parquet style flooring
- Generously sized living room featuring a double aspect and feature fireplace, there are sliding patio doors to the rear garden
- separate formal dining room
- Well proportioned fitted kitchen with the benefit of an archway which links to a breakfast room, there is also sliding patio doors to the rear garden and a door to the rear vestibule providing access to the utility room and double garage
- Ground floor shower room with three piece suite
- To the first floor there is potential for six sizeable bedrooms with some of the rooms providing adaptability to be used as a study and play room. The master bedroom benefits from an en suite bath room with three piece suite
- Family bathroom with three piece suite

### Gardens

The extensive frontage, set back from the road features a driveway providing off road parking for a number of cars and access to the double garage. There is a lawned garden with planted borders and side access to the rear. The established rear garden is fully enclosed and can be found predominantly laid to lawn with an array of well stocked planted borders, paved patio area, timber summer house, green house and useful brick built outbuilding, enjoying views over Southfield School playing field.



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## Accommodation and Dimensions

- Living Room 21'2" x 13'11" (6.45m x 4.24m)
- Dining Room 12'1" x 11'10" (3.68m x 3.61m)
- Kitchen 14'6" x 8'11" (4.42m x 2.72m)
- Breakfast Room 12'5" x 10'2" (3.78m x 3.10m)
- Utility Room 10'4" x 8'5" (3.15m x 2.57m)
- Shower Room 8'2" x 6'4" (2.49m x 1.93m)
- Bedroom One 16'9" x 13'11" (5.11m x 4.24m)
- En Suite 13'11" x 4'5" (4.24m x 1.35m)
- Bedroom Two 14'6" x 14'11" (4.42m x 4.55m)
- Bedroom Three 10'4" x 21'5" (3.15m x 6.53m)
- Bedroom Four 11'10" x 10'2" (3.61m x 3.10m)
- Bedroom Five 12' x 8'11" (3.66m x 2.72m)
- Bedroom Six 12'4" x 6'5" (3.76m x 1.96m)
- Bathroom 9'6" x 5'8" (2.90m x 1.73m)



Whilst these particulars have been carefully prepared by Henderson Connellan and Partners, their accuracy cannot be guaranteed. Floorplans are NOT drawn to scale. They do not form part of any contract.

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