

31 Isham Road  
Pytchley  
NN14 1EW

Offers in excess of £370,000



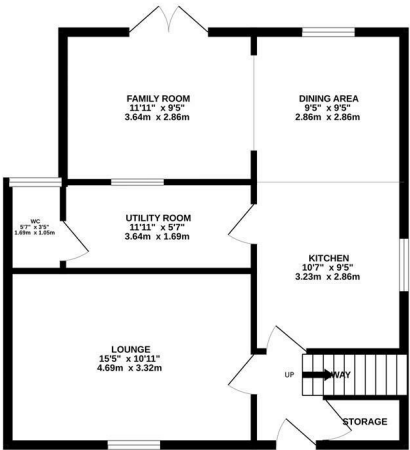
OSCAR JAMES

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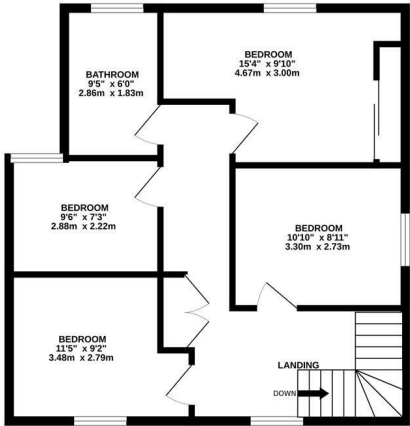


# FLOOR PLANS

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## AT A GLANCE...



Lounge



Refitted kitchen



Four bedrooms



Bath / shower room



Large rear garden



Parking for two cars



## WHAT'S GREAT?

**\*\* Video Tour\*\*** Enjoy countryside views from this deceptively spacious and extended four-bedroom home, set in the highly sought-after village of Pytchley.

Beautifully extended and presented, the property offers generous living space across two floors. To the front is a bright lounge, while the rear features a stunning refitted kitchen/breakfast room with integrated appliances and excellent storage. The adjoining utility room and WC are accessed via a side entrance.

The open-plan breakfast and family area provides superb space for both everyday living and entertaining, with French doors opening onto the garden. Upstairs are four well-proportioned bedrooms and a stylish four-piece family bathroom, all in excellent decorative order.

Outside, a block-paved driveway provides parking for 2–3 vehicles. The large rear garden is mainly laid to lawn with a patio area, mature trees, and shrub borders, plus a second seating area at the rear perfect for enjoying the uninterrupted countryside views.

This impressive home offers exceptional space in a beautiful location. Early viewing is highly recommended.

Contact sole agents Oscar James to arrange your viewing.

...expect excellence





## SELLER'S SECRET

This has been a fantastic family home and a stunning location for us. The property offers a great amount of space with some beautiful walks into the countryside and we hope the new owners enjoy the property as much as we have.



## Why we like it....

The property combines a great amount of space with a stunning location and is offered in great decorative condition throughout. There is parking to the front and a large rear garden making for a great family / entertaining area.

# OSCAR JAMES

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To buy or not to buy....

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