

**9 Chambers Hill  
Mawsley Village  
KETTERING  
NN14 1SR**

**Guide Price £495,000**



- FIVE BEDROOM DETACHED HOUSE
- REFITTED KITCHEN/BREAKFAST ROOM
- THREE BATHROOMS
- QUIET VILLAGE LOCATION
- DOUBLE GARAGE AND MULTIPLE ORP

- SPACIOUS THREE STOREY
- SEPERATE RECEPTION ROOMS
- UTILITY ROOM
- CLOSE TO AMENTIES
- ENERGY EFFICIENTLY RATING D

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in Chambers Hill of Mawsley Village, this modern detached house built in 2002 offers a spacious living experience with its two reception rooms, five bedrooms, and three bathrooms. The property boasts a refitted kitchen and family bathroom, along with additional enhancements by the vendor, ensuring a contemporary and comfortable lifestyle.

One of the standout features of this property is the ample parking space it provides, with parking available for up to five vehicles on the large driveway alongside a double garage, adding a touch of convenience and practicality to this family home. Ideal for families or those who enjoy hosting guests.

Located in a quiet village setting, this property offers a tranquil escape from the hustle and bustle of city life while still being within reach of essential amenities. Whether you're looking for a family home or simply a peaceful retreat, this spacious five-bedroom house ticks all the boxes.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door with two obscure inset windows, Karndean flooring, stairs to first floor landing with solid oak bannister and rail, under stairs storage, ceiling coving, ceiling spot lights, ceiling smoke alarm, two telephone points, radiator.

### **Lounge**

19'0" x 12'5" (5.80 x 3.79)

Enter via solid oak double doors. Double glazed window to front aspect, UPVC double glazed French doors with wing windows into rear garden, feature log burner with solid Oak mantle and stone plinth, ceiling coving, ceiling spots lights, TV point, telephone point, two radiators.

### **Dining Room**

11'8" x 8'7" (3.56 x 2.64)

Enter via solid Oak double doors. Double glazed window to front aspect, Karndean flooring, ceiling coving, radiator.

### **Kitchen/Breakfast Room**

11'6" x 10'2" (3.53 x 3.12)

Refitted. Enter via a solid Oak door. UPVC double glazed window to rear aspect, three double glazed Velux windows to rear aspect, shaker style kitchen consisting of wall and base mounted units with soft touch drawers, roll top work surfaces, tiled splash backs, integrated Neff oven, Neff induction hob and Neff extractor hood over, clever storage features, integrated fridge, integrated Neff dish-washer, breakfast bar with bar stools under, one and a half bowl stainless steel sink with drainer and mixer tap over, ceiling spot lights, under floor heating, tiled flooring, down-lighters.

### **Utility Room**

6'7" x 6'3" (2.03 x 1.91)

Enter via solid Oak door. UPVC double glazed half panel door to rear garden, shaker style base mounted units, roll top work surfaces, tiled splash backs, integrated freezer, space/plumbing for washing machine, stainless steel sink with drainer and mixer tap over, tiled flooring.

## **Downstairs Cloakroom**

Enter via solid Oak door. Obscure double glazed window to side aspect, wash hand basin with storage under, low level W/C, tiled splash backs, Karndean flooring, electric fuse box, chrome wall mounted heated towel rail.

## **First Floor**

### **First Floor Landing**

Double glazed window to rear aspect, ceiling spot lights, ceiling smoke alarm, airing cupboard, radiator, stairs to second floor landing with solid Oak bannisters and rail.

### **Bedroom One**

12'4" x 11'8" (3.77 x 3.58)

Double glazed window to rear aspect, TV point, telephone point, radiator.

### **Dressing Area**

7'4" x 7'0" (2.25 x 2.14)

Double glazed window to front aspect, one double and one triple built-in wooden wardrobes, radiator.

### **En-Suite To Bedroom One**

9'6" x 7'0" (2.90 x 2.14)

Obscure double glazed window to front aspect. Four piece suite to include panel bath, shower cubicle, pedestal wash hand basin, low level W/C, tiled splash backs, tiled flooring, extractor fan, chrome wall mounted heated towel rail.

### **Bedroom Four**

11'8" x 9'6" (3.58 x 2.91)

Double glazed window to front aspect, double built-in wooden wardrobe, under stairs storage cupboard, radiator.

### **Family Bathroom**

8'5" x 6'2" (2.58 x 1.88)

Refitted. Obscure double glazed window to rear. Four piece suite to include panel bath, Amazon shower with separate hand held attachment over, ceramic sink with storage under, close coupled W/C, tiled splash backs, Karndean flooring, ceiling spot lights, chrome wall mounted heated towel rail, extractor fan.

## **Second Floor**

### **Second Floor landing**

Double glazed Velux skylight to front aspect, solid Oak bannister and hand rail on stairs, ceiling smoke alarm, loft hatch entrance, radiator, doors to;

### **Bedroom Two**

19'0" max x 11'8" max (5.80 max x 3.57 max)

L-Shaped. Double glazed window to front aspect, sky light window to rear aspect, TV point, wooden effect laminate flooring, two radiators.

### **En-Suite To Bedroom Two**

7'0" x 6'0" (2.14 x 1.85)

Double glazed Velux skylight to rear aspect, shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, extractor fan, tiled flooring, radiator.

**Bedroom Three**

12'6" x 11'5" (3.83 x 3.50)

Double glazed window to front aspect, double built in wooden wardrobe, wooden laminate flooring, radiator.

**Bedroom Five**

16'0" x 7'4" (4.88 x 2.25)

Double glazed Velux window to rear aspect, storage cupboard, telephone point, TV point, radiator.

**Externally****Front Garden**

Laid to lawn, storm porch, established hedgerow, plants, shrubs and rose bushes, external lighting.

**Rear Garden**

Laid to lawn, three patio areas, raised decking area, large storage shed, raised decked area, wooden sleepers, raised borders, further storage area to side with wood store, outside tap, decorative stones, external lighting, fully surrounded by wooden panel fencing, side gate leading to multiple off road parking and double garage.

**Double Garage**

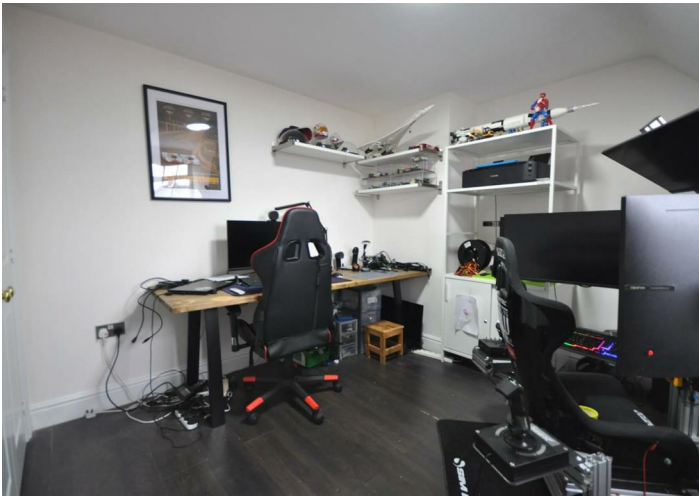
Up and over doors, power and light connected. security light, off road parking for up to five vehicles.

**Agents Notes**

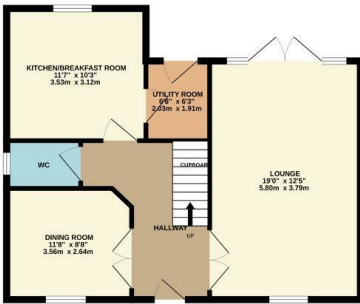
Local Authority: North Northamptonshire  
Council Tax Band G







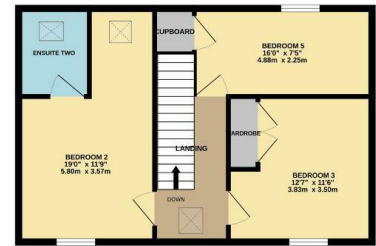
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.