

**3 The Jitty
Mawsley Village
KETTERING
NN14 1ST**

Guide Price £479,950



- FIVE BEDROOM DETACHED HOUSE
- THREE BATHROOMS
- REFITTED EN-SUITE TO BEDROOM ONE
- WESTERLY REAR GARDEN
- DOUBLE GARAGE WITH OFF ROAD PARKING

- REFITTED KITCHEN/DINER/FAMILY ROOM
- DRESSING AREA TO BEDROOM ONE
- UTILITY ROOM
- QUIET VILLAGE LOCATION
- ENERGY EFFICIENTLY RATING TBA

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Located in the picturesque and modern Mawsley Village, this flexible detached house offers a perfect blend of comfort and convenience for family living. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking a tranquil lifestyle in a picturesque setting.

The heart of the home is undoubtedly the refitted Howdens kitchen/diner/family room, which boasts contemporary finishes and is perfect for family meals or hosting friends. The property also features a luxurious en-suite bathroom to the master bedroom, ensuring privacy and comfort.

The westerly rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun or hosting summer barbecues. With UPVC windows throughout, the home benefits from energy efficiency and a modern aesthetic.

For those with vehicles, there is parking available for four cars, along with a garage providing convenience for residents and guests alike. The property is situated in a quiet village location, surrounded by beautiful countryside walks, making it an ideal retreat for nature lovers.

Moreover, despite its peaceful setting, the property is conveniently close to local amenities, ensuring that all your daily needs are within easy reach. This home truly offers a wonderful opportunity to enjoy village life while still being connected to the conveniences of modern living.

Ground Floor

Entrance Hall

Enter via hardwood door with obscure inset windows above, stairs leading to first floor landing, double doors to lounge, double doors into kitchen/diner/family room, LVT flooring, telephone point, ceiling smoke alarm, radiator.

Downstairs Cloakroom

Pedestal wash hand basin, low level WC, tiled splash backs, LVT flooring, radiator.

Lounge

18'11" x 12'5" (5.79 x 3.81)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed French doors with wing windows to rear garden, chimney breast with multi-fuel log burner, granite hearth and surround with slate plinth, TV point, telephone point, two radiators.

Kitchen/Diner/Family Room

23'4" x 11'8" (7.12 x 3.56)

Dual aspect. Enter via double doors, UPVC double glazed window to front aspect, UPVC double glazed French doors into rear garden, two double glazed Velux windows to rear aspect, refitted Howdens kitchen, high gloss soft touch wall and base mounted units with drawers incorporating clever storage features, Quartz work surfaces and splash backs, space/recess for American fridge/freezer, integrated Bosch dish-washer, two integrated AEG double ovens, integrated AEG induction hob, space for wine cooler, sunken stainless steel sink with mixer tap over, ceiling spot lights, breakfast bar, long bar radiator, LVT flooring, further radiator.

Utility Room

6'5" x 4'2" (1.96 x 1.29)

Double glazed half panel door to rear aspect, storage cupboard housing new boiler, space/plumbing for washing machine, aqua panel splash backs, roll top work surfaces, space/plumbing for tumble dryer, LVT flooring, radiator.

First Floor

First Floor Landing

UPVC double glazed window to rear aspect, ceiling smoke alarm, airing cupboard, radiator, doors to;

Bedroom One

12'5" x 11'8" (3.79 x 3.57)

UPVC double glazed window to rear aspect, walk in dressing area, TV point, radiator.

Dressing Room

7'7" x 6'11" (2.32 x 2.13)

UPVC double glazed window to front aspect, triple built in mirrored wooden wardrobes, double built in mirrored wooden wardrobes, radiator, door to;

En-Suite to Bedroom One

9'4" x 6'11" (2.86 x 2.11)

Refitted. UPVC obscure double glazed window to front aspect, walk-in Amazon rainfall double shower with extra hand held shower attachment, aqua panel boards floor to ceiling, high gloss tiled flooring, over-sized ceramic sink with storage under, integrated low level W/C, extractor fan, radiator/towel warmer.

Bedroom Four

12'2" x 11'9" (3.71 x 3.59)

L-Shaped. UPVC double glazed window to front aspect, under stairs storage cupboard, half paneling on walls, telephone point, radiator.

Family Bathroom

8'5" x 6'6" (2.58 x 1.99)

UPVC obscured double glazed window to rear aspect, four piece suite comprising of panel bath with hand held shower attachment over, shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level WC, extractor fan, radiator.

Second Floor

Second Floor Landing

Double glazed Velux skylight to front aspect, ceiling smoke alarm, loft hatch entrance, radiator, doors to;

Bedroom Two

19'0" x 11'8" (5.81 x 3.58)

UPVC double glazed window to front aspect, double glazed Velux skylight to rear aspect, two built in mirrored wooden wardrobes, TV point, wood effect laminate flooring, two radiators.

En-Suite Bedroom Two

6'3" x 5'8" (1.92 x 1.74)

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, wood effect flooring, radiator.

Bedroom Three

12'8" x 11'4" (3.88 x 3.47)

UPVC double glazed window to front aspect, wood effect laminate flooring, radiator.

Bedroom Five

16'0" x 7'4" (4.89 x 2.24)

UPVC double glazed window to rear aspect, storage cupboard, TV point, telephone point, radiator.

Externally

Front Garden

Low maintenance front garden, steps to storm porch, laid to lawn, established plants, shrubs and hedgerow, wrought iron railings, outside light, path leading to gate for access into rear garden,

Rear Garden

Predominately westerly aspect, mature landscaped rear garden with split level lawn, well stocked flower beds, spacious patio area, outside tap, outside lighting, established plant and shrubs, wooden railway sleepers, storage area to the side, fully surrounded by wooden panel fencing and brick wall, gated side access leading to multiple off road parking and a double garage.

Double Garage

Access via two up and over doors, power and light connected, wooden gate to rear garden, off road parking for four vehicles.

Agents Notes

Local Authority: North Northamptonshire Kettering Area

Council Tax Band: G









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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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	



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