



Church Mount
Guilsborough, Northampton





Church Mount

Guilsborough, Northampton, NN6 8QA

TOTAL AREA: APPROX. 154.01 SQ. METRES (1657.8 SQ. FEET)

A FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC NEAR THE EDGE OF THE VILLAGE. THE PROPERTY HAS A LARGE FRONTAGE, DRIVEWAY AND GOOD SIZE BACK GARDEN WITH THE VILLAGE CHURCH TO THE REAR.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM
- CONSERVATORY

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- THREE FURTHER BEDROOMS
- BATHROOM

Offer In Excess Of £550,000 Freehold





THE PROPERTY

A four bedroom detached family home situated in a quiet cul-de-sac near the edge of the village. The property has a large frontage, driveway and good size back garden with the village Church to the rear.

The property is in walking distance of the village primary and secondary schools plus the thriving shop, doctors surgery and just a walk away from Coton Manor Gardens, Ravensthorpe and Hollowell reservoirs.

Downstairs, there is a large hall, cloakroom, sitting room with log burner, family room, conservatory, a recently installed 22ft kitchen / dining room with island and bi-fold doors to the garden plus there is a utility room with access to the double garage.

Upstairs, there are four good size bedrooms, bathroom and en-suite bathroom. Radiators are new throughout, many of them vertical and there are new internal doors.

Outside, the driveway can hold several cars, there is a double garage and the south facing rear garden is approximately 80ft square and backs onto the Church. The property has double glazing throughout.

Residents of Church Mount have added benefit of the use of the communal tennis court (subject to an annual membership fee of approximately £100pa).

EPC Rating E. Council Tax Band E.

MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	E
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Oil Heating
Parking	Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Guilsborough is a highly sought after village in NW Northamptonshire with excellent road links positioned 11 miles north of Northampton, 10 miles east of Rugby and 11 miles south of Market Harborough - all of which offer mainline train stations. With exceptional facilities for a village with a population of just over 700 residents, it offers education facilities from 2-18 years with a Pre-School, Primary School and Guilsborough Secondary School and has its own fire station, health centre with pharmacy, public house, village hall providing a venue for numerous activities and clubs, sports pavilion/playing fields which is home to several sports teams, well-stocked shop/post office/coffee shop, hairdressing salon and amateur dramatics group as well as St Etheldreda's Church which possesses Saxon remnants among its Norman architecture.

IMPORTANT NOTICE

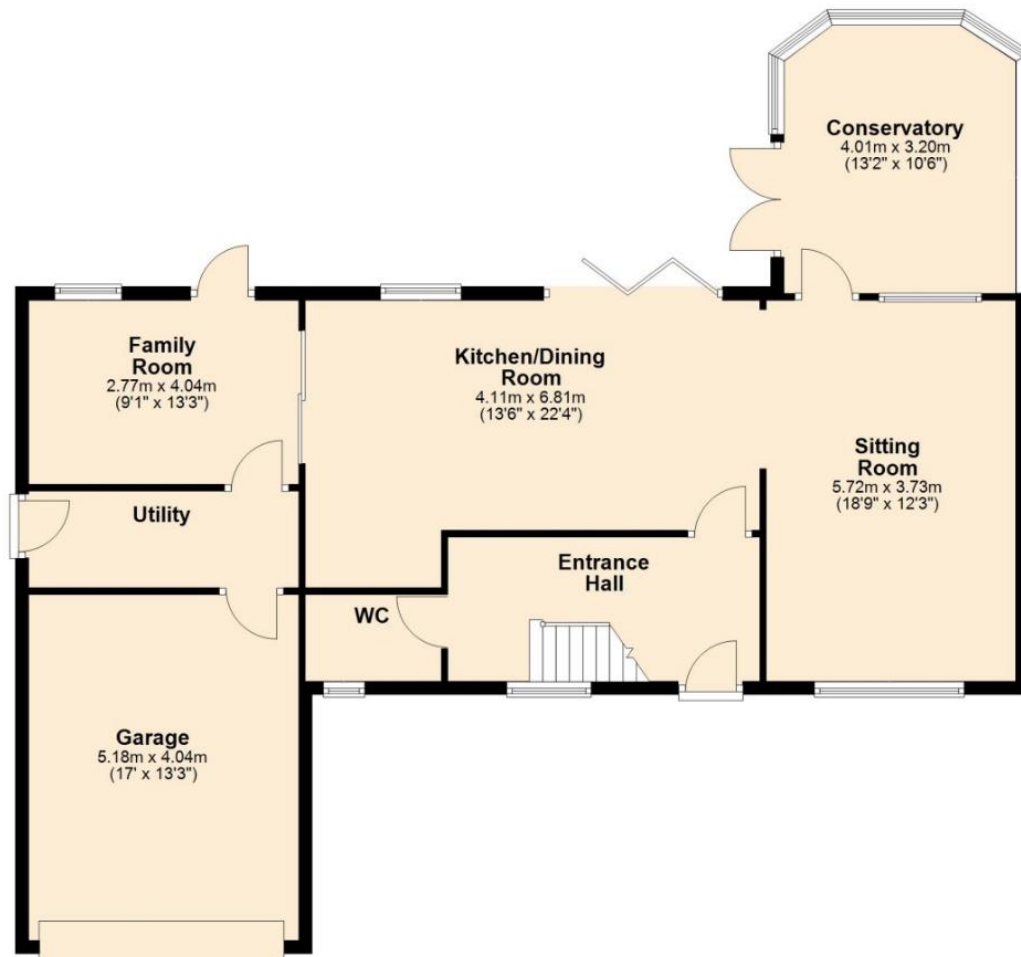
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 154.01 SQ. METRES (1657.8 SQ. FEET)

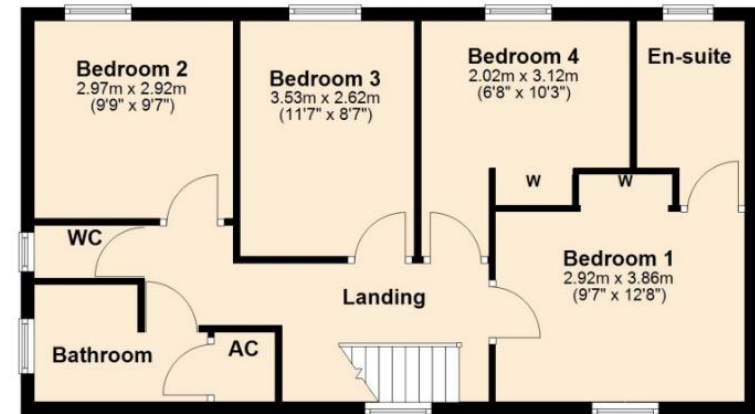
Ground Floor

Approx. 92.7 sq. metres (998.1 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.7 sq. feet)





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