



2 Chambers Hill
Mawsley, Kettering NN14 1SR



Simpson & Partners



*** SALE AGREED BEFORE MARKETING - SIMILAR PROPERTY URGENTLY REQUIRED FOR A BUYER WHO MISSED OUT ***

he property is offered for sale with no onward chain, ensuring a smooth transaction process..

This exceptional five-bedroom detached property is perfectly positioned in the sought-after village of Mawsley, offering an ideal blend of space, comfort, and convenience. The home features comprehensive double glazing and gas radiator heating.

Upon entering through the entrance hall, you'll discover a thoughtfully designed ground floor layout that includes a convenient downstairs WC and a well appointed kitchen complete with integrated appliances. The kitchen seamlessly connects to a bright conservatory through French doors, while a practical utility room provides additional storage and functionality. The impressive 21' living room serves as the heart of the home, also benefiting from French doors that open into the conservatory, creating a wonderful indoor-outdoor living experience. The ground floor is completed by a separate dining room perfect for entertaining and a dedicated study space for those who work from home.

The first floor accommodates four bedrooms, with bedroom two featuring its own ensuite shower room and bedroom three also enjoying the luxury of an ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms on this level.

The second floor is dedicated to the magnificent 16' main bedroom, which boasts a practical dressing room and a private ensuite, creating a true master suite retreat.

Agents Note: Please note the property is currently tenanted, we have had to use old photos from before they moved in - they are due to vacate the end of August 2025.

The property is complemented by attractive front and rear gardens that provide outdoor space for relaxation and entertainment. Practical considerations are well addressed with off-road parking for two vehicles and a single garage for additional storage or vehicle protection

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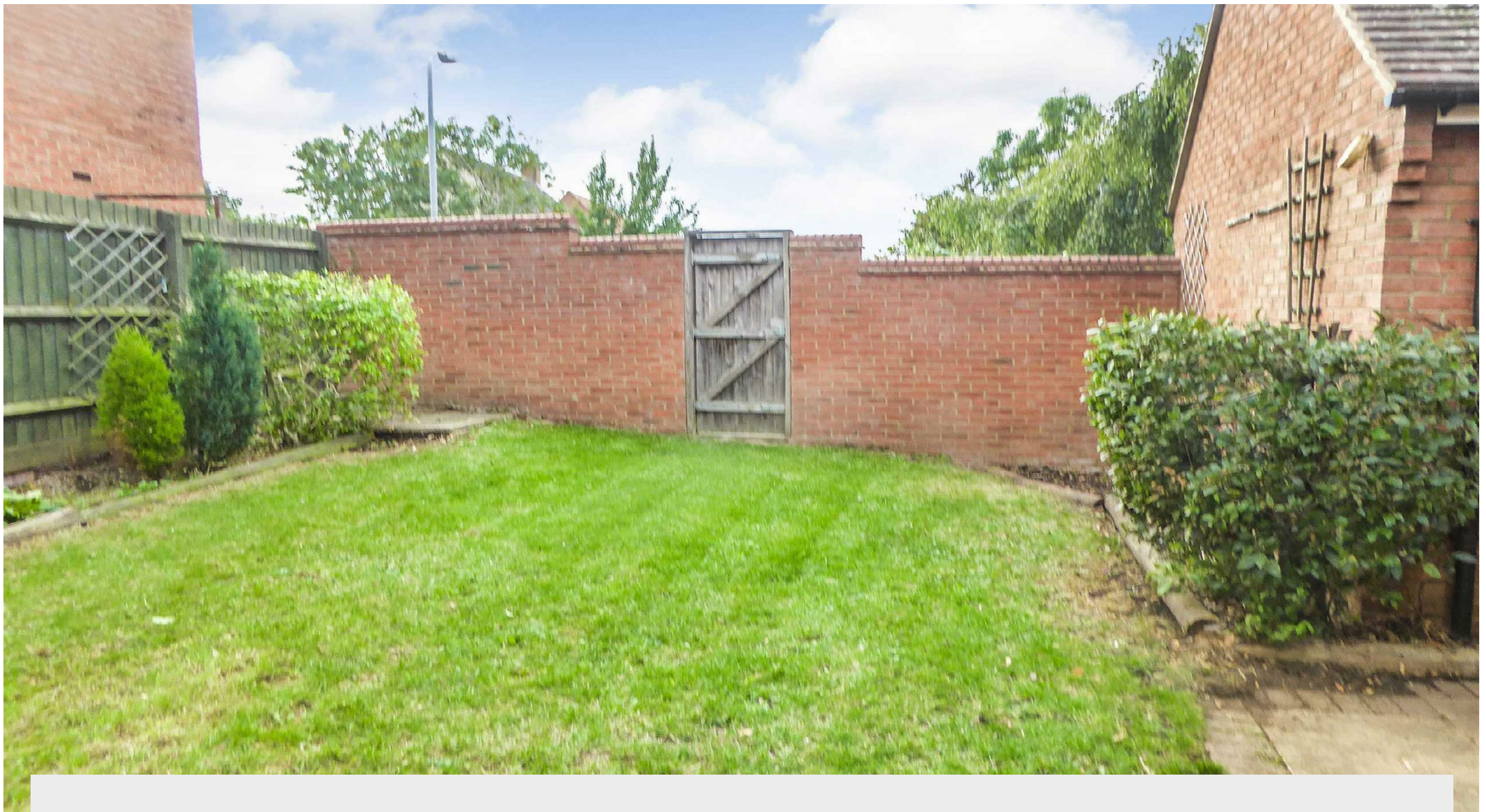
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Price £425,000



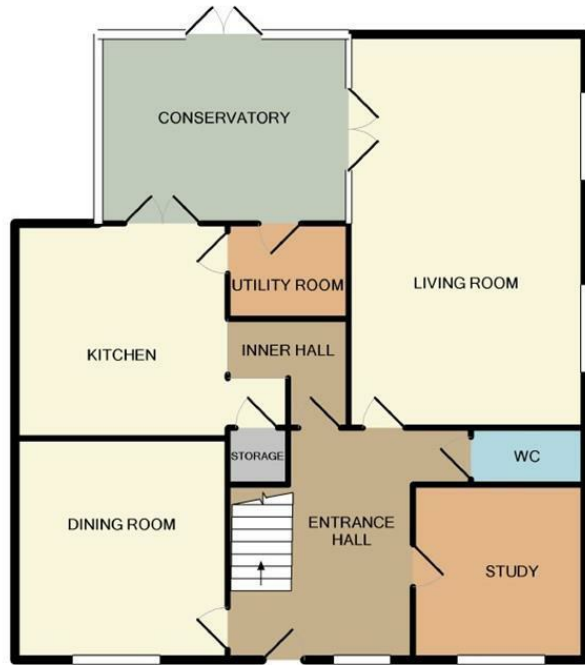
Stunning family Home with Five Bedrooms & Three En-Suites. Plus Three Reception Rooms.





Rear Garden.

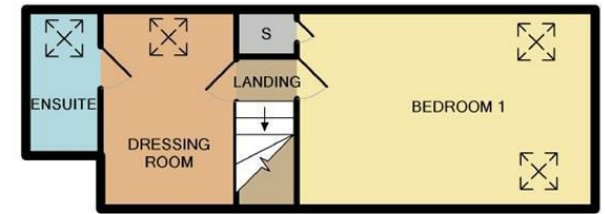




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 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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