

Knights Hill

NASEBY, NORTHAMPTONSHIRE



JAMES
SELICKS



A beautifully appointed and substantial detached family home, enjoying an enviable position within the exclusive Knights Hill development in the sought-after village of Naseby. Offering nearly 4,000 sq. ft of versatile accommodation, this impressive residence combines elegant proportions with contemporary finishes, ideal for modern family living and entertaining, all set against a field view to the front.

Substantial detached family home extending to nearly 4,000 sq. ft • Prime position within a prestigious and highly regarded development • Impressive re-fitted open-plan kitchen/breakfast room with built in appliances • Three/four reception rooms including sitting room, snug and dining room • Five generous double bedrooms including a luxurious principal suite • Multiple bath/shower rooms including ensuite and family bathroom • Striking galleried entrance hall with feature staircase • Double garage with adjoining utility and ample driveway parking • Landscaped rear garden with terrace • Well-presented throughout with high-quality fixtures and fittings

Accommodation

The property is entered via an impressive reception hall with a feature staircase rising to a galleried landing, setting the tone for the spacious accommodation throughout. The ground floor offers an excellent balance of formal and informal living space, including a generous sitting room, separate dining room and a cosy snug, alongside a study ideal for home working. The heart of the home is the stylish kitchen/breakfast room, fitted with quality cabinetry and ample space for dining and entertaining, complemented by a separate utility room and access to the double garage.

To the first floor, a spacious landing leads to five well-proportioned bedrooms. The principal bedroom suite is particularly impressive, benefitting from fitted wardrobes and a large ensuite bathroom. Additional bedrooms are served by further bath and shower room facilities, offering flexibility for family living or guest accommodation. The property is presented to a high standard throughout, with light-filled rooms and a thoughtful layout.

Outside

To the front, the property is approached via a generous driveway providing ample off-road parking and access to the double garage. The southwest facing rear garden has been attractively landscaped, featuring a substantial patio terrace ideal for outdoor entertaining, leading onto a well-maintained lawn bordered by mature planting.

Location

The historic village of Naseby lies approx. 7 miles south of Market Harborough town centre and enjoys a thriving community with the village hall serving as a local hub for sports, art and entertainment. There is a public house and village store with schooling catered for by Naseby CofE primary and Guilsborough Academy secondary school, as well as private schooling including Spratton Hall, Bilton Grange, Rugby and Pitsford school.





Tenure: Freehold

Local Authority: West Northamptonshire Council

Listed Status: Not Listed. Built 2001

Conservation Area: No

Tax Band: H

Services: The property is offered to the market with all mains services and Gas LPG central heating and solar panels

Loft: Insulated, boarded, with ladders and lighting

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Planning issues: None our clients are aware of

Satnav Information: The property's postcode is NN6 6AH and the house number 6.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	50 E
21-38	F		
1-20	G		

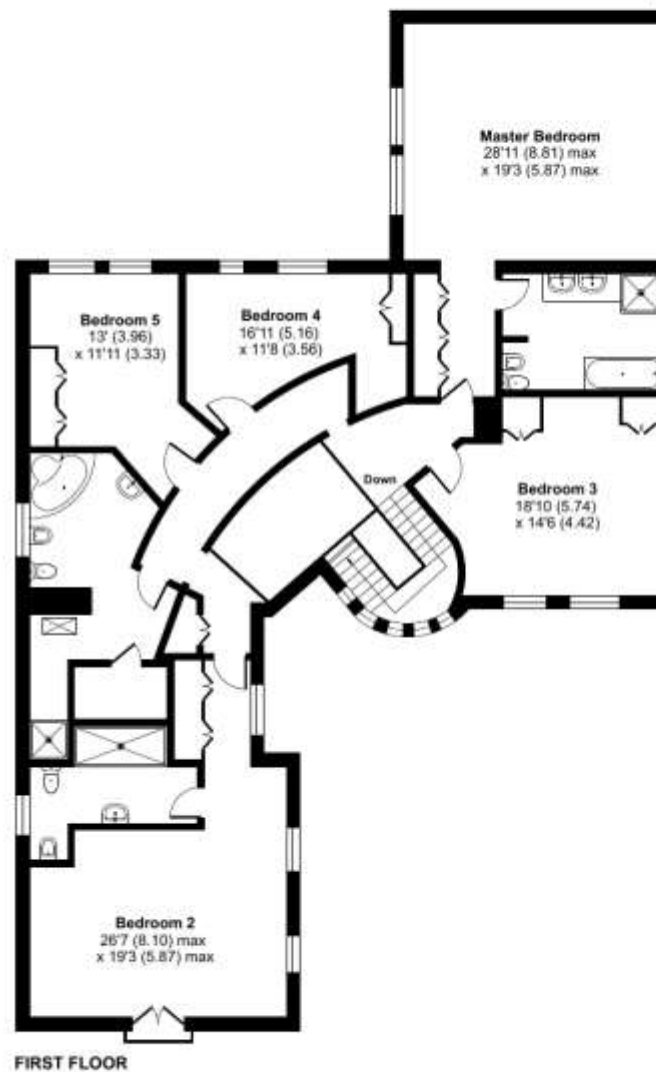
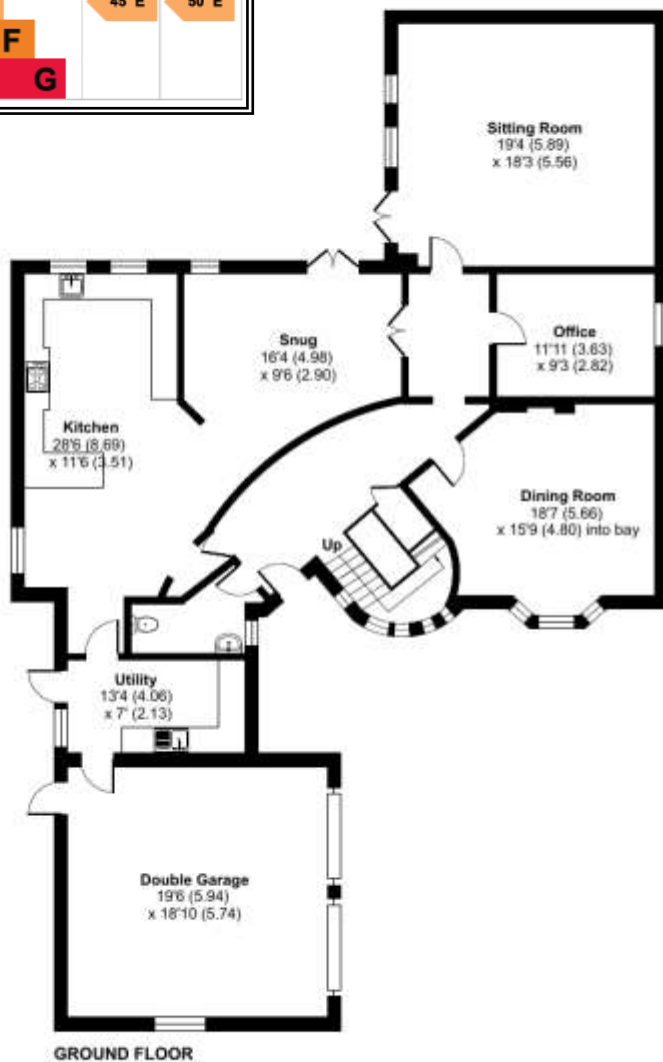
Knights Hill, Naseby, Northampton, NN6

Approximate Area = 3662 sq ft / 340.2 sq m

Garage = 367 sq ft / 34 sq m

Total = 4029 sq ft / 374.2 sq m

For identification only - Not to scale



Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com

Please follow us on Instagram:



[@jamesselicksmarketharborough](https://www.instagram.com/jamesselicksmarketharborough)

#teamsellicks

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

