

**5 Malaslea
Mawsley Village
KETTERING
NN14 1SZ**

Guide Price £540,000



- FIVE BEDROOM DETACHED HOUSE
- EXTENDED KITCHEN/DINER
- DRESSING AREA AND EN-SUITE TO BEDROOM ONE
- QUIET VILLAGE LOCATION
- DOUBLE GARAGE WITH OFF ROAD PARKING

- THREE STOREY
- DINING ROOM/STUDY
- THREE BATHROOMS
- LARGE CORNER PLOT
- ENERGY EFFICIENCY RATING TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A perfectly proportioned and extended five double bedroom detached family home sat on an impressive corner plot, situated within Mawsley Village. This beautifully presented property offers versatile, family friendly, modern living over three floors in a peaceful setting on the periphery of the village. Location and space combined into one package means this lovely family home is a must view and comprises in brief; entrance hall, dining room/study, dual aspect lounge, extended kitchen/diner and downstairs cloakroom. The first floor offers a spacious bedroom one alongside dressing area and en-suite bathroom, a further double bedroom and a family bathroom. The second floor provides three further double bedrooms and another en-suite with bedroom two. Externally this property benefits from an impressive corner plot comprising of beautifully landscaped front, rear and side gardens, an oversized double garage and off road parking.

Ground Floor

Entrance Hall

Enter via composite door with three obscure inset windows above, ceiling coving, stairs leading to first floor landing, double doors leading to lounge, double doors leading to dining room, under stairs storage cupboard, wooden laminate flooring.

Dining Room

11'8" x 8'6" (3.58 x 2.60)

UPVC double glazed window to front aspect, ceiling coving, ceiling rose, wooden laminate flooring.

Lounge

18'11" x 12'5" (5.78 x 3.79)

Dual aspect. UPVC double glazed window to front aspect, double glazed French doors with wing windows to rear garden, feature electric fire with marble plinth, hearth alongside composite surround and mantle, ceiling coving, two ceiling roses.

Kitchen/Diner

18'3" x 14'5" (5.58 x 4.40)

Extended. UPVC floor to ceiling windows over looking rear garden, UPVC double glazed door with windows to side aspect, two double glazed Velux windows to rear aspect, shaker style wall and base mounted units with soft touch drawers, downlighters, brick tiled splash backs, roll top work surfaces, integrated Rangemaster oven with large gas hob and extraction hood over, integrated washing machine, integrated microwave oven, integrated wine cooler, one and half bowl ceramic sink with drainer and mixer tap over, further circular sink with mixer tap over, space/plumbing for American fridge freezer, ceiling spot lights, wooden laminate flooring.

Downstairs Cloakroom

Obscured UPVC double glazed window to side aspect, pedestal wash hand basin, low level WC, tiled splash backs, wooden laminate flooring, wall mounted fuse box, radiator.

First Floor

First Floor Landing

UPVC double glazed window to rear aspect with views, airing cupboard, doors to;

Bedroom One

12'5" x 11'8" (3.81 x 3.58)

UPVC double glazed window to rear aspect with views, walk-in dressing area.

Dressing Area

6'11" x 5'6" (2.13 x 1.70)

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

En-Suite To Bedroom One

9'5" x 6'11" (2.88 x 2.12)

Refitted. Obscure UPVC double glazed window to rear aspect, four piece white suite comprising of panel bath with hand held shower attachments, quadrant shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, fully tiled splash backs, tiled flooring.

Bedroom Four

12'1" max x 11'8" (3.69 max x 3.56)

UPVC double glazed window to front aspect, under stairs storage cupboard, radiator.

Family Bathroom

8'5" x 6'7" (2.58 x 2.01)

Obscure UPVC double glazed window to rear aspect, four piece suite comprising of panel bath, shower tiled floor to ceiling, pedestal wash hand basin, low level WC, tiled splash backs, mosaic tiled effect flooring, extractor fan, radiator.

Second Floor

Second Floor Landing

Double glazed Velux skylight to front aspect, loft hatch entrance, doors to;

Bedroom Two

18'11" max x 11'9" (5.78 max x 3.60)

UPVC double glazed window to front aspect, double glazed Velux skylight to rear aspect, two built in double wooden wardrobes, two built in single wooden wardrobes.

En-Suite To Bedroom Two

7'2" x 5'8" (2.19 x 1.75)

Velux skylight to rear aspect, shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs and shelving, wooden laminate flooring.

Bedroom Three

12'9" x 11'4" (3.90 x 3.47)

UPVC double glazed window to front aspect.

Bedroom Five

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

UPVC double glazed window to rear aspect, storage cupboard.

Externally

Front Garden

Beautifully maintained with established hedgerow, mature trees, plants and shrubs, path leading to front door, storm porch, laid to lawn, water butt, cast iron gate, outside lighting.

Rear Garden

Beautifully maintained with a westerly aspect, including mature plants, shrubs, rose bushes and trees, laid to lawn, views to countryside, decorative stones, patio area, wooden pergola with patio under, security lighting, outside tap, fully surround by wooden panel fencing, wooden gate to off road parking, outside power sockets, side garden with patio area.

Double Garage

Oversized double garage, up and over doors, power and light connected, obscure double glazed window to side aspect, storage in the eaves, sealed flooring, off road parking.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band F

Local Area Information

Mawsley Village is a modern rural community located in Northamptonshire, England, approximately six miles north of Kettering. Built on the site of a former airfield, the village was developed in the late 1990s and early 2000s with the aim of creating a sustainable and attractive place to live. Despite its relatively recent origins, Mawsley has been designed to reflect the character of a traditional English village, with a central green, local amenities, and a range of housing styles. The village is surrounded by open countryside, providing residents with a peaceful environment and easy access to scenic walking routes.

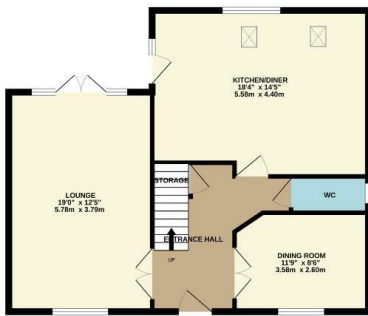
The village has a strong sense of community, supported by facilities such as a primary school, village hall, sports fields, and local shops. Community events and activities help bring residents together throughout the year, creating a welcoming atmosphere for families and individuals alike. Mawsley also benefits from good transport links to nearby towns, including Kettering and Market Harborough, making it a convenient location for commuters. Its combination of modern housing, rural surroundings, and community-focused design has made Mawsley a popular place to live within Northamptonshire.



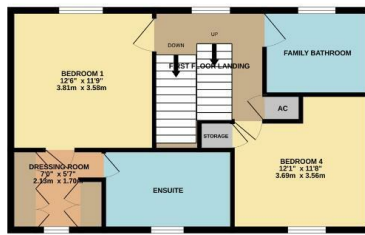




GROUND FLOOR



1ST FLOOR

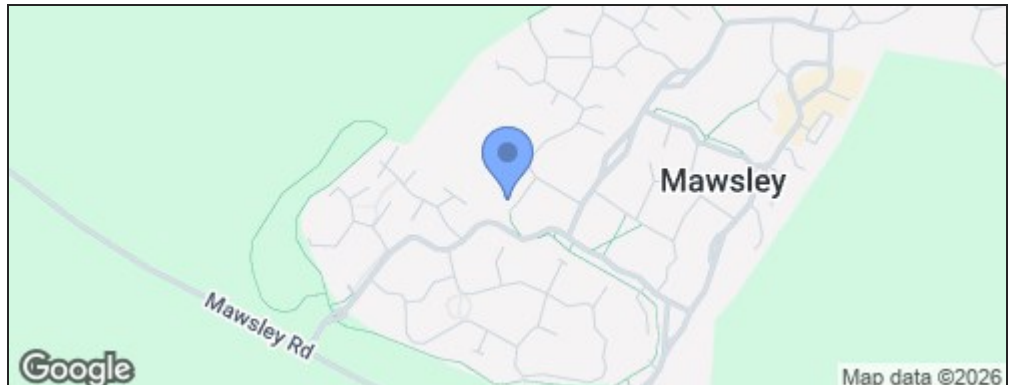


2ND FLOOR



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.
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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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.