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# Church Mount, Guilsborough, Northampton, NN6 8QA

£600,000 - OIRO Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold







## Property Summary

A beautifully presented, recently extended and much improved four bedroom detached house situated in a quiet village cul-de-sac with lovely outlooks both front and rear. The ground floor accommodation comprises entrance hall, cloakroom, boot room, sitting room and a wonderful kitchen

## Features & Utilities

- ✓ Refurbished & Extended
- ✓ Four Bedroom Detached
- ✓ Superb Kitchen
- ✓ Bi-Fold Doors & Lantern Roof
- ✓ Double Garage
- ✓ Double Garage
- ✓ Village Location
- ✓ Cul De Sac Position
- ✓ Rural Views
- ✓ New Heating System & Rewired Electrics

# Property Overview

A beautifully presented, recently extended and much improved four bedroom detached house situated in a quiet village cul-de-sac with lovely outlooks both front and rear. The ground floor accommodation comprises entrance hall, cloakroom, boot room, sitting room and a wonderful kitchen / breakfast / dining / living room with central island, two sets of bi-fold doors and a lantern roof. There is a utility room leading into the double garage with electric door. On the first floor there are four bedrooms, en-suite shower room and a main bath / shower room. The large frontage includes a three car driveway and the established rear garden has a super entertaining area adjoining the kitchen. The property has been recently rewired and had a brand new central heating system installed plus all new windows and doors. Residents of Church Mount have added benefit of the use of the communal tennis court (subject to an annual membership fee of approximately £100pa). Just a short walk from the village amenities and moments from wonderful countryside and reservoirs, this is a truly superb combination of quality property and location. EPC Rating E. Council Tax Band E.

## ENTRANCE HALL 2.16m x 4.62m (7'1 x 15'2)

Entrance via front door. Full height window to front elevation. Radiator. Stairs rising to first floor.

## BOOT ROOM 1.75m x 2.03m (5'9 x 6'8)

Radiator. Space for coats, boots and more.

## CLOAKROOM 1.14m x 2.03m (3'9 x 6'8)

Window to front elevation. Radiator. Suite comprising WC and wash hand basin.

## SITTING ROOM 5.69m x 3.78m (18'8 x 12'5)

Windows to front and rear elevations. Two radiators. Contemporary fireplace.

## KITCHEN / BREAKFAST / DINING / LIVING ROOM

### KITCHEN / BREAKFAST AREA 5.31m x 4.01m (17'5 x 13'2)

Fitted with a range of wall, base and drawer units with quartz work surfaces. Integrated large fridge / freezer and dishwasher. Two built in ovens, microwave and plate warmer. Five ring induction hob with extractor hood over. Built in wine cooler. Twin ceramic underslung sinks. Central island with quartz work surface incorporating a four seater breakfast bar. Built in recycling bins. Radiator. Lantern roof. Two sets of converging bi-fold doors. Open

plan to:

**DINING AREA 3.76m x 3.25m (12'4 x 10'8)**

Window to rear elevation. Open plan to:

**LIVING AREA 3.45m x 3.38m (11'4 x 11'1)**

Window to rear elevation. Radiator.

**UTILITY ROOM 1.70m x 4.01m (5'7 x 13'2)**

Fitted with a range of wall, base and drawer units. Stainless steel sink unit. Space for washing machine and tumble dryer. Radiator. Doors to garage and garden.

**FIRST FLOOR LANDING**

Window to front elevation. Radiator. Access to loft space. Airing cupboard.

**BEDROOM ONE 3.51m x 3.86m (11'6 x 12'8)**

Window to front elevation. Radiator. Door to:

**EN-SUITE 2.03m x 1.57m (6'8 x 5'2)**

Window to rear elevation. Chrome heated towel rail. Suite comprising shower in a corner cubicle, WC and wash hand basin with storage below. Tiled floor.

**BEDROOM TWO 3.53m x 2.67m (11'7 x 8'9)**

Window to rear elevation. Radiator. Built in wardrobe.

**BEDROOM THREE 2.97m x 2.44m (9'9 x 8'0)**

Window to rear elevation. Radiator. Built in wardrobe.

**BEDROOM FOUR 2.03m x 3.07m (6'8 x 10'1)**

Window to rear elevation. Radiator.

### **BATHROOM 2.59m x 2.36m (8'6 x 7'9)**

Two windows to side elevation. Chrome heated towel rail. Suite comprising double ended bath, shower in a tiled cubicle, WC and wash hand basin with storage below. Tiled floor.

### **OUTSIDE**

#### **FRONT GARDEN**

Lawn and driveway for three cars.

#### **DOUBLE GARAGE 5.33m x 4.29m (17'6 x 14'1)**

Electric roller shutter door. Power and light connected. Window to side elevation. Door to utility room.

#### **REAR GARDEN**

Large raised decking areas and pergolas leading from the kitchen. Shaped lawn with established borders. Paved seating area. Garden shed.

### **AGENTS NOTES**

Residents of Church Mount have access to a communal tennis court. There is no legal obligation within the title. If the purchaser wishes to take advantage of the privilege, the membership certificate can be transferred at an annual membership of approximately £100.

### **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent  
EV Car Charge Point – Ask Agent  
Primary Heating Type – Ask Agent  
Parking – Ask Agent  
Accessibility – Ask Agent  
Right of Way – Ask Agent  
Restrictions – Ask Agent  
Flood Risk – <https://flood-map-forplanning.service.gov.uk/>  
Property Construction – Ask Agent  
Outstanding Building Work/Approvals – Ask Agent

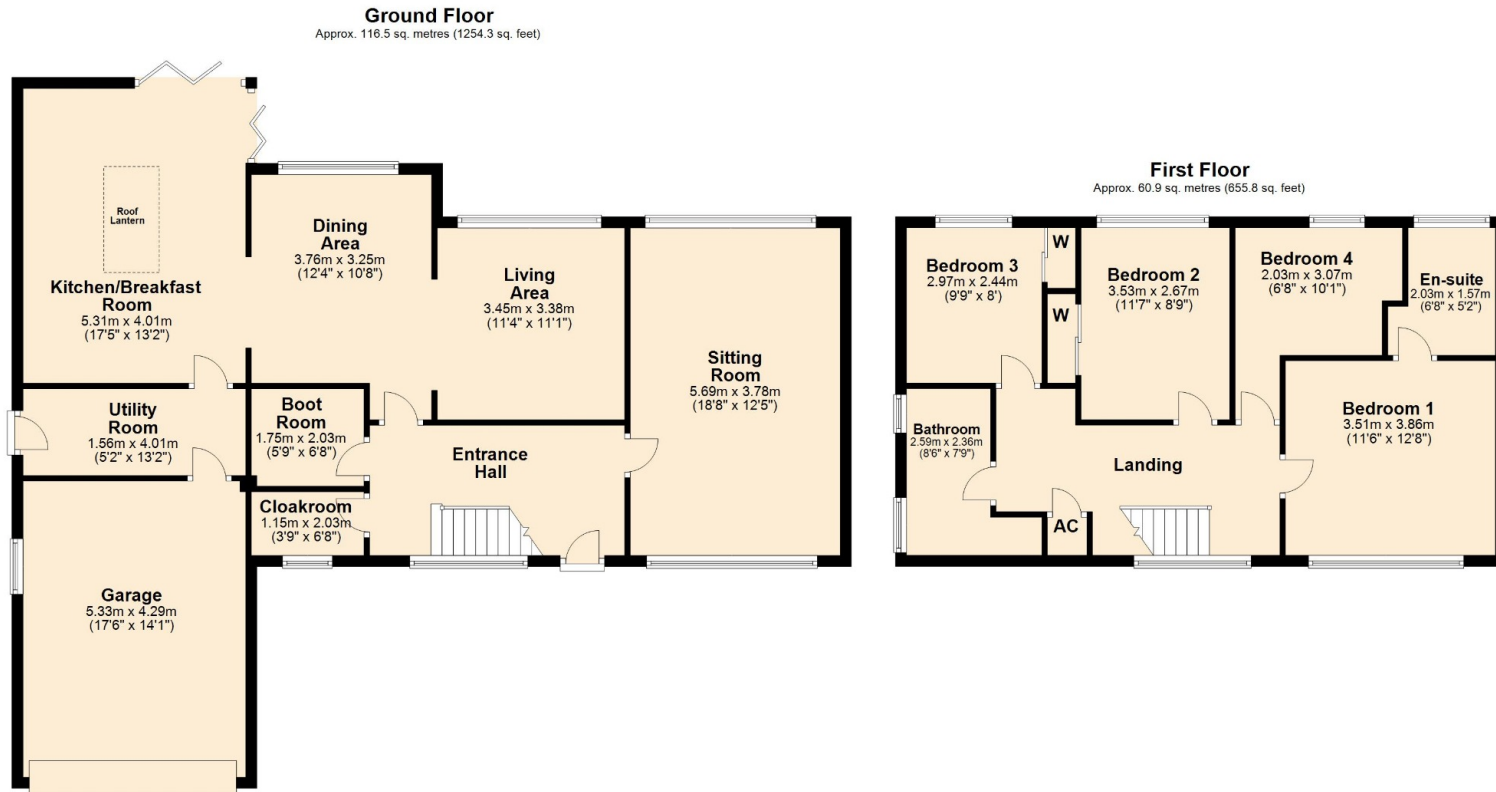
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan



Total area: approx. 177.5 sq. metres (1910.1 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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