

**18 The Green
Mawsley Village
KETTERING
NN14 1GY**

Offers Over £300,000



- NO CHAIN
- KITCHEN/DINER
- FLEXIBLE FAMILY/FRIENDLY LIVING
- TWO BATHROOMS
- GARAGE & ORP

- STONE END OF TERRACE
- FOUR/FIVE BEDROOMS
- SEPARATE RECEPTIONS
- OVERLOOKING THE GREEN
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A deceptively spacious and versatile four/five bedroom stone end of terrace with NO ONWARD CHAIN situated right in the heart of Mawsley Village. Providing flexible, family friendly accommodation over three floors and offering almost 1800 sq feet this property occupies a commanding position overlooking The Green. Fabulous countryside walks along with excellent village amenities are quite literally on your doorstep and help to enhance this must view property which has been completely redecorated throughout and comprises in brief; entrance hall, inner hall, dining room/lounge with bay, kitchen/diner, utility and downstairs cloakroom. The first floor provides a spacious lounge/bedroom with views over The Green, two further double bedrooms and an extra cloakroom. The second floor offers two further impressive double bedrooms with en-suite to master and a family bathroom. Externally the property benefits from a good sized split level rear garden, low maintenance front garden, a garage and off road parking within a courtyard.

Ground Floor

Entrance Hall

Enter via wooden door with two obscure inset windows, wooden flooring, ceiling coving, archway leading into the inner hallway, electric fuse box, doors to;

Inner Hall

Stairs leading to first floor landing, wooden flooring, double door storage cupboards, ceiling coving, ceiling smoke alarm, under stairs storage cupboard, radiator, doors to;

Dining Room/Lounge

16'4" inc. bay x 10'9" (4.98 inc. bay x 3.28)

Double glazed bay window to front aspect, ceiling coving, wooden flooring, TV point, radiator.

Kitchen/Diner

11'11" max x 17'8" (3.65 max x 5.41)

Double glazed window to rear aspect, double glazed French doors into rear garden, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, double oven with gas hob and extractor hood over, space/plumbing for dish-washer, space for american fridge freezer, one and half bowl stainless steel sink with drainer and mixer tap over, ceiling spot lights, telephone point, tiled flooring, two radiators.

Utility Room

7'5" x 4'11" (2.27 x 1.50)

Base mounted units with drawers, wall mounted storage units, roll top work surfaces, tiled splash backs, space/plumbing for washing machine, stainless steel sink with drainer and mixer tap over, ceiling spot lights, ceiling extractor fan, tiled flooring, radiator.

Downstairs Cloakroom

Wash hand basin, low level W/C, tiled splash backs, ceiling spot lights, ceiling extractor fan, wooden flooring, radiator.

First Floor

First Floor Landing

Stairs leading to second floor, ceiling smoke alarm, radiator, doors to;

Lounge/Bedroom

14'9" max x 17'9" (4.52 max x 5.43)

Two double glazed windows to front aspect, ceiling coving, TV point, telephone point, two radiators.

Bedroom Three

13'10" excludes wardrobes x 9'6" (4.22 excludes wardrobes x 2.91)

Double glazed window to rear aspect, built in double wardrobe with sliding doors, radiator.

Bedroom Four

9'9" x 7'11" (2.99 x 2.43)

Double glazed window to rear aspect, radiator.

First Floor Cloakroom

Wash hand basin, low level W/C, tiled splash backs, ceiling spot lights, ceiling extractor fan, radiator.

Second Floor

Second Floor Landing

Airing cupboard, loft hatch entrance, storage cupboard, ceiling smoke alarm, radiator, doors to;

Bedroom One

17'9" x 10'7" (5.43 x 3.25)

Two double glazed windows to front aspect, TV point, telephone point, two radiators, door to en-suite;

En-Suite to Bedroom One

8'2" excludes shower x 3'10" (2.49 excludes shower x 1.18)

Double shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling spot lights, electric shaving point, ceiling extractor fan, radiator.

Bedroom Two

17'9" x 9'9" (5.43 x 2.99)

Two double glazed windows to rear aspect, TV point, two radiators.

Family Bathroom

10'8" x 7'2" (3.26 x 2.19)

L-Shaped. Four piece suite comprising of shower tiled floor to ceiling, panel bath with hand held shower attachment over, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling spot lights, electric shaving point, ceiling extractor fan, radiator.

Externally

Rear Garden

Two decked areas, laid to lawn, outside tap, security light, fully surrounded by wooden panel fencing, wooden gate leading to garage and off road parking.

Single Garage

A single garage under a coach house with a up and over door, off road parking.

Agents Notes

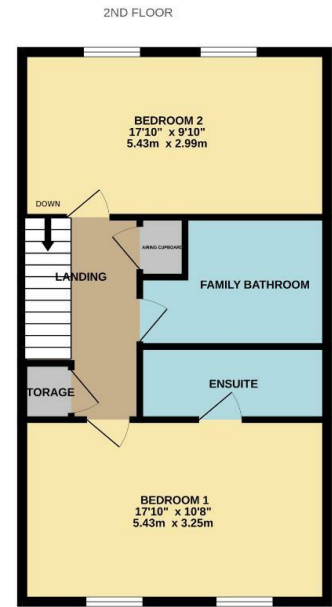
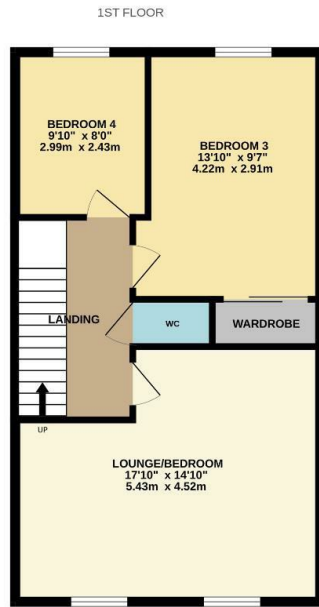
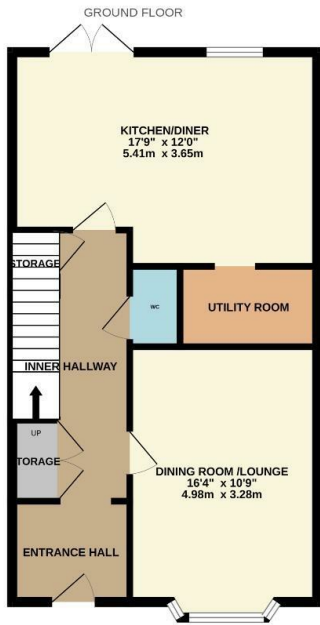
Local Authority: North Northamptonshire

Council Tax Band E









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		77	87
(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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