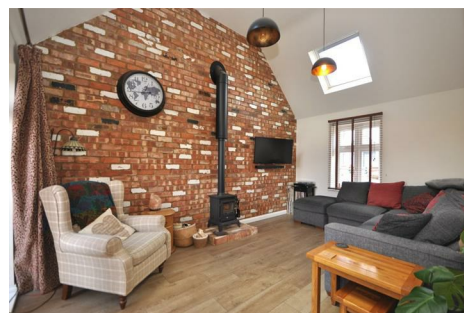


**38 Long Breech  
Mawsley Village  
KETTERING  
NN14 1TR**

**£475,000**



- EXTENDED DETACHED
- SEPARATE RECEPTIONS
- THREE BATHROOMS
- QUIET VILLAGE LOCATION
- DOUBLE GARAGE WITH OFF ROAD PARKING

- KITCHEN/DINER/FAMILY ROOM
- FIVE BEDROOMS
- STUDY
- SPACIOUS UTILITY
- ENERGY EFFICIENCY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A well proportioned five bedroom three storey detached family home set on a corner plot which has been sympathetically extended downstairs to create a lovely open plan kitchen/diner/family room. Located within the tranquil and picturesque Mawsley Village the property ticks every box for a growing family looking for superb amenities and a family friendly semi-rural environment. Multiple countryside walks surround this must view property which comprises in brief; entrance hall, study, spacious lounge, extended kitchen/diner/family room with log burner, utility and downstairs cloakroom. The first floor offers bedroom one with dressing area and refitted ensuite bathroom, two further bedrooms and a family bathroom. To the second floor there are two further bedrooms and a shower room. Externally the property benefits from low maintenance front and rear gardens a double garage and off road parking.

### **Entrance Hall**

Enter via composite door with obscure inset windows, stairs to first floor landing, telephone point, tiled flooring, ceiling smoke alarm, radiator, doors to;

### **Dining Room/Study**

11'4" x 8'7" (3.46 x 2.63)

UPVC double glazed window to front aspect, wooden flooring, glazed double doors into lounge, radiator.

### **Lounge**

16'4" x 11'4" (4.99 x 3.46)

UPVC double glazed French doors with wing windows to rear garden, TV point, telephone point, wooden flooring, glazed double doors into dining room/study, vertical long bar radiator.

### **Kitchen/Diner**

15'7" x 14'1" (4.75 x 4.30)

Two UPVC double glazed windows to rear aspect, shaker style wall and base mounted soft touch units with drawers, wooden work surfaces, tiled splash backs, space for Cuisine Master Range cooker with gas hob and extractor hood over, integrated dish-washer, space/plumbing for American fridge freezer, one and half bowl stainless steel sink with drainer and mixer tap over, under floor heating with controlled thermostat. ceiling spot lights, ceiling smoke alarm, ceiling extractor fan, ceramic tiled wood effect flooring, open plan leading to family room.

### **Family Room**

16'3" x 10'4" (4.97 x 3.15)

Extended. Dual aspect. UPVC double glazed french doors with wing windows to rear garden, UPVC double glazed window to front aspect, vaulted ceiling with two double glazed Velux windows, feature reclaimed brick wall, reclaimed brick plinth, log burner, under floor heating with controlled thermostat, ceramic tiled wood effect flooring, open plan to kitchen.

### **Utility Room**

9'4" x 7'0" (2.86 x 2.14)

Refurbished. Shaker style wall and base mounted units, wooden work surfaces, panel splash backs, two stainless steel sinks with mixer tap over, corner basin with mixer tap, ceiling spots lights, space/plumbing for washing machine, space/plumbing for spin-dryer, space for mini fridge, ceramic tiled wood effect flooring, extractor fan, ceiling smoke, radiator.

### **Downstairs Cloakroom**

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

## **First Floor Landing**

Dog leg stairs to second floor landing, airing cupboard, ceiling smoke alarm, radiator, doors to;

## **Bedroom One**

13'9" x 11'4" (4.20 x 3.46)

UPVC double glazed window to front aspect, TV point, radiator.

## **Dressing Area**

7'1" x 3'2" (2.16 x 0.97)

UPVC obscure double glazed window to front aspect, built in treble mirrored wardrobes.

## **En-Suite to Bedroom One**

7'0" x 6'6" (2.14 x 2.0)

Refurbished. UPVC obscure double glazed window to front aspect, fully tiled double walk in Amazon shower with separate hand held attachment, wash hand basin with storage under, low level W/C, ceiling spots lights, chrome wall mounted heated towel rail, electric shaving point, extractor fan, tiled effect flooring.

## **Bedroom Three**

11'4" x 11'3" (3.47 x 3.45)

UPVC double glazed window to rear aspect, radiator.

## **Bedroom Four**

14'4" max x 8'2" (4.38 max x 2.49)

L -Shaped. UPVC double glazed window to rear aspect, built in double wardrobe with sliding doors, TV point, radiator.

## **Family Bathroom**

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

White suite comprising of kidney shaped bath with shower over, tiled splash backs, pedestal wash hand basin, low level W/C, ceiling spots lights, electric shaving point, chrome wall mounted heated towel rail, wood effect flooring, extractor fan.

## **Second Floor Landing**

Ceiling smoke alarm, loft hatch entrance, doors to;

## **Bedroom Two**

13'5" x 11'6" (4.10 x 3.52)

Dual aspect. UPVC double glazed windows to front aspect, UPVC double glazed window to side aspect, radiator.

## **Bedroom Five**

13'5" x 7'6" (4.10 x 2.29)

Dual aspect. UPVC double glazed windows to front aspect, UPVC double glazed window to side aspect, telephone point, radiator.

## **Shower Room**

6'9" x 5'3" (2.07 x 1.62)

Double glazed Velux window to rear aspect, double shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, ceiling spot lights, extractor fan, radiator.

**Front Garden**

Low maintenance. Storm porch, block paved path to front door, decorative stones, wooden sleepers, established tree, wooden gate into rear garden.

**Rear Garden**

Patio area, raised decked area, further raised strengthened decked area for hot tub, laid to lawn, established tree and shrubs, decorative stones, outside tap, external lighting and power sockets, side storage area, fully surrounded by wooden panel fencing, gate leading to double garage and off road parking.

**Double Garage**

Double garage with up and over doors, power and light connected, off road parking.

**Agents Notes**

Local Authority: North Northamptonshire

Council Tax Band F



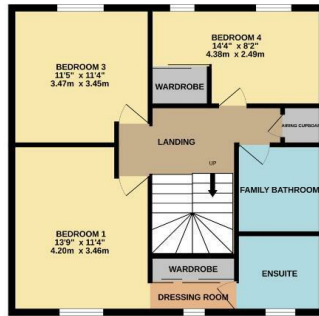




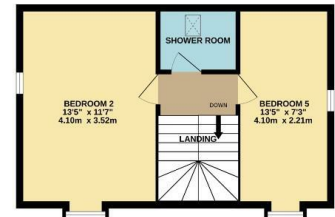
GROUND FLOOR



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) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 77      | 85        |



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