

**23 Symonds Way
Mawsley Village
KETTERING
NN14 1GW**

Guide Price £299,950



- **THREE STOREY FAMILY HOME**
- **DUAL ASPECT LOUNGE**
- **TWO BATHROOMS**
- **STONE FRONTED**
- **GARAGE WITH OFF ROAD PARKING**

- **KITCHEN/DINER**
- **THREE/FOUR BEDROOMS**
- **VIEWS OVER ECO MEADOW**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A stone fronted FOUR bedroom three storey end of terrace property providing flexible, family friendly living and situated on the periphery of the modern, semi-rural Mawsley Village. Deceptively spacious with versatile living space combined with views over the Eco-meadow and countryside beyond to provide the perfect back drop to this modern home. Picturesque walks and superb amenities are quite literally on your doorstep with accommodation comprising in brief; entrance hall, dual aspect lounge, kitchen/diner and downstairs cloakroom. To the first floor there are two bedrooms or further lounge area and a family bathroom. The second floor provides a master bedroom with en-suite facilities and fourth bedroom. Externally the property benefits from a front and enclosed westerly rear garden, block paved driveway with off road parking and single garage.

Ground Floor

Entrance Hall

Enter via wooden door with obscure topper windows, storage cupboard, wooden laminate flooring, ceiling coving, stairs rising to first floor landing, ceiling smoke alarm, radiator, doors to;

Lounge/Reception

13'11" x 10'2" (4.25 x 3.11)

Dual aspect. Double glazed window to front aspect, double glazed window to side aspect, feature gas fire with marble plinth & hearth, ceiling coving, wooden laminate flooring, radiator.

Kitchen/Diner

13'10" x 10'0" (4.24 x 3.06)

Modernised. Double glazed window to rear aspect, double glazed French doors into rear garden, modern wall and base mounted units and drawers, roll top work surfaces, tiled splash backs, integrated double oven, gas hob and extractor hood over, integrated fridge/freezer, space/plumbing for washing machine, space/plumbing for dish washer, ceramic sink with drainer and mixer tap over, tiled flooring, ceiling spotlights, radiator.

Downstairs Cloakroom

Pedestal wash hand basin with close coupled W/C, tiled splash backs, wooden laminate flooring, extractor fan, radiator.

First Floor

First Floor Landing

Dog leg stairs to first floor landing, ceiling smoke alarm, doors to;

Bedroom Two/Reception

13'10" x 12'7" (4.24m x 3.85m)

Dual aspect. Double glazed windows to front, double glazed window to side aspect, TV point, radiator.

Bedroom Three

12'0" x 10'0" (3.66 x 3.07)

Two double glazed windows to rear aspect, double built in wooden wardrobes, single built in wooden wardrobe, radiator, configured as office space.

Family Bathroom

6'7" x 6'2" (2.02 x 1.88)

Obscure double glazed window to side aspect, white suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin with close coupled W/C, half tiled splash backs, ceiling spotlights, electric shaving point, extractor fan, tiled effect flooring, radiator.

Second Floor

Second Floor Landing

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

Bedroom One

13'10" x 13'10" (4.22 x 4.24)

Dual aspect. Double glazed window to front aspect, double glazed window to side aspect, double built in wooden wardrobes, built in single wooden wardrobe, solid wooden beam, telephone point, radiator.

En-Suite to Bedroom One

5'10" x 5'2" (1.80 x 1.60)

Obscure double glazed window to side aspect, shower cubicle tiled floor to ceiling, wash hand basin with vanity unit under, low level W/C, half tiled splash backs, ceiling spotlights, electric shaving point, extractor fan, radiator.

Bedroom Four

13'11" x 7'3" (4.26 x 2.22)

Double glazed window to rear aspect, storage cupboard, solid wooden beam, ceiling spotlights, radiator.

Externally

Front Garden

Block paved with stone wall and decorative stones, outside security light, off road parking for two vehicles in front of garage.

Rear Garden

Mainly laid to lawn, patio area, stepping stones, plants, shrubs and trees, outside tap, gate to garage and off road parking.

Single Garage

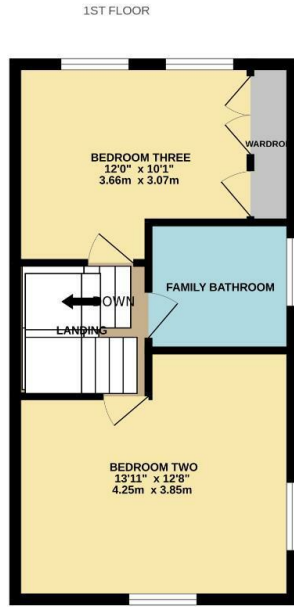
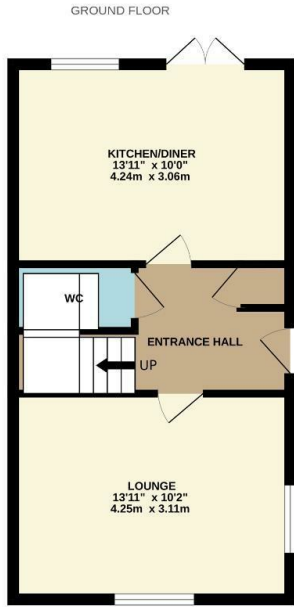
Up and over door, power and light connected, external side door into garage, off road parking.

Agents Notes

Local Authority: North Northamptonshire
Council Tax Band D







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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.