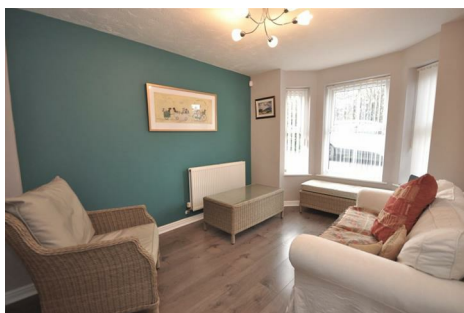


**3 Browns Close  
Mawsley Village  
KETTERING  
NN14 1GL**

**£295,000**



- SEMI DETACHED
- STONE FRONTED
- TWO BATHROOMS
- BEAUTIFULLY PRESENTED
- GARAGE WITH OFF ROAD PARKING

- THREE DOUBLE BEDROOMS
- KITCHEN/DINER
- SEPARATE RECEPTIONS
- QUIET VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented three double bedroom three storey stone fronted semi-detached town house situated in the modern and vibrant Mawsley Village. Located in a commanding position and set back from the road the property provides spacious and family friendly accommodation over three floors. This family home has been lovingly cared for by it's current owners and comprises in brief; entrance porch, entrance hall, dining room with bay window, kitchen/diner, utility and downstairs cloakroom. To the first floor there is the good sized bedroom, family bathroom along with a bay fronted lounge. To the second floor expect to find bedroom one with en-suite bathroom and a further double bedroom. Externally the property benefits from low maintenance front and rear gardens, a garage and off road parking for three vehicles.

## **Ground Floor**

### **Entrance Porch**

Enter via solid composite door with inset window, spot light.

### **Entrance Hall**

Enter via a composite door with obscure inset windows, wood effect laminate flooring, stairs to first floor landing, under stairs storage cupboard, two telephone points, coir matting, ceiling smoke alarm, fuse box, radiator, doors to;

### **Dining Room**

10'6" x 9'0" (3.21 x 2.76)

UPVC double glazed bay window to front aspect, wood effect laminate flooring, archway into kitchen, TV point, telephone point, radiator.

### **Kitchen/Diner**

15'11" x 9'0" (4.87 x 2.76)

Dual aspect. UPVC double glazed window to side aspect, UPVC double glazed French doors with wing windows into rear garden, wooden wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, Neff double electric oven with electric hob and extractor hood over, one and half bowl stainless steel sink with drainer and mixer tap over, wood effect laminate flooring, integrated Neff dish-washer, integrated fridge, telephone point, coir matting, radiator, door to utility.

### **Utility Room**

5'6" x 5'6" (1.68 x 1.68)

UPVC double glazed window to rear aspect, wooden wall and base mounted units, roll top work surfaces, tiled splash backs, stainless steel sink with drainer, space/plumbing for washing machine, wood effect laminate flooring, ceiling extractor fan, radiator.

### **Downstairs Cloakroom**

Wash hand basin with vanity unit under, low level W/C, tiled splash backs, ceiling extractor fan, tiled flooring, radiator.

## **First Floor**

### **First Floor Landing**

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

## **Lounge**

15'1" x 10'5" (4.62 x 3.20)

UPVC double glazed bay window to front aspect, UPVC double glazed window to front aspect, gas fire with composite surround, alongside marble hearth and plinth, TV point, telephone point, two radiators.

## **Bedroom Three**

13'1" x 8'7" (4.01 x 2.63)

Two UPVC double glazed windows to rear aspect, two double built in wooden wardrobes, radiator.

## **Family Bathroom**

6'10" x 5'5" (2.10 x 1.67)

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

## **Second Floor**

### **Second Floor Landing**

Loft hatch entrance, airing cupboard, ceiling smoke alarm, radiator, doors to;

### **Bedroom One**

13'1" x 10'7" (4.01 x 3.24)

Two UPVC double glazed windows to front aspect, two double built in wooden wardrobes, TV point, telephone point, radiator, door to en-suite.

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

7'0" x 6'0" (2.15 x 1.85)

UPVC obscure double glazed window to side aspect, shower tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, half tiled splash backs, electric shaving point, ceiling extractor fan, radiator.

### **Bedroom Two**

13'1" x 8'8" (4.01 x 2.66)

Two double glazed windows to rear aspect, two double built in wooden wardrobes, radiator.

## **Externally**

### **Front Garden**

Low maintenance, established shrubs and bushes, decorative stones, path to entrance porch, outside tap, side path leading to wooden gate into rear garden.

### **Rear Garden**

Two tiered garden. South Easterly aspect. Patio area, raised wooden sleepers, artificial grass, glazed summerhouse with decked area, decorative stones, outside light, door into garage, security light, outside power socket, fully surrounded by wooden panel fencing and brick wall, gate to garage and off road parking.

### **Single Garage**

Up and over door, power and light connected, security light, off road parking, five bar wooden gate.

## **Agents Notes**

Local Authority: North Northamptonshire  
Council Tax Band D

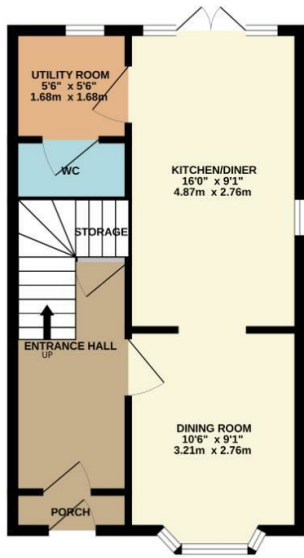




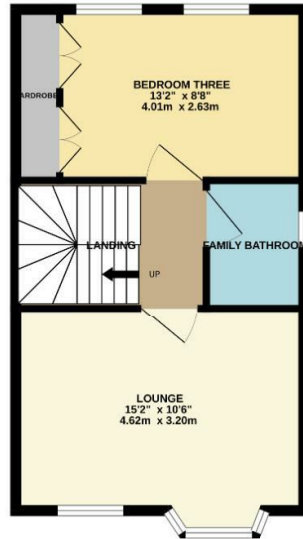




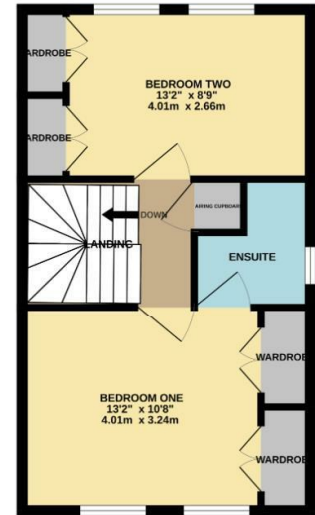
GROUND FLOOR



1ST FLOOR



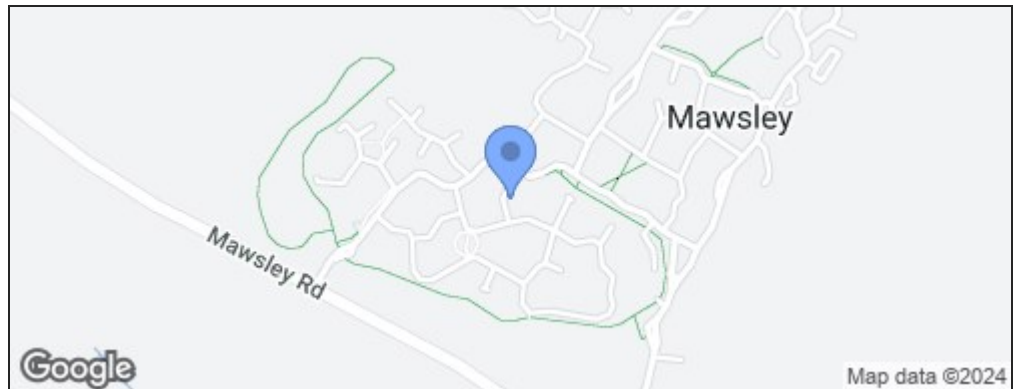
2ND FLOOR



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	



Disclaimer

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.