

**22 Rose Hill Way
Mawsley Village
KETTERING
NN14 1TT**

Guide Price £250,000



- **LOUNGE/DINER**
- **EN-SUITE TO BEDROOM ONE**
- **CLOSE TO AMENITIES**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **FRONT & REAR GARDENS**
- **QUIET 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 lovely three bedroom mid terrace property situated in the modern and vibrant Mawsley Village. This well proportioned home offers a perfect first time buy or buy to let within a scenic semi-rural setting. A gentle stroll provides countryside walks and superb amenities on your doorstep with the property comprising in brief; entrance hall, kitchen/breakfast room, lounge/diner and downstairs cloakroom. To the first floor there are three bedrooms with en-suite to master and a family bathroom. Externally the property benefits from front and rear gardens with allocated off road parking on private driveway.

Ground Floor

Entrance Hall

Enter via half panel wooden door with obscure inset windows, dog leg stairs to first floor landing, telephone point, porcelain tiled flooring, coir matting, ceiling smoke alarm, radiator, doors to;

Kitchen/Breakfast Room

10'8" x 8'7" (3.27 x 2.63)

Double glazed window to front aspect, modern wall and base mounted units, roll top work surfaces, tiled splash backs, integrated stainless steel oven with gas hob and extractor hood over, integrated dishwasher, space/plumbing for washing machine, space for fridge/freezer, stainless steel sink with drainer and mixer tap over, porcelain tiled flooring, radiator.

Lounge/Diner

16'0" max x 13'10" max (4.89 max x 4.23 max)

L-Shaped. Double glazed French doors leading to rear garden, double glazed window to rear aspect, under stairs storage cupboard, TV point, wood effect laminate flooring, two radiators.

Downstairs Cloakroom

Double glazed obscure window to front aspect, pedestal wash hand basin, low level W/C, tiled splash backs, porcelain tiled flooring, electric fuse box, radiator.

First Floor

First Floor Landing

Loft hatch entrance, airing cupboard, doors to;

Bedroom One

9'10" x 9'3" (3.02 x 2.82)

Double glazed window to rear aspect, built in triple wooden wardrobe, telephone point, TV radiator, door to en-suite.

En-Suite to Bedroom One

4'5" x 4'0" (1.36 x 1.24)

Shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, electric shaving point, ceiling extractor fan, radiator.

Bedroom Two

9'11" x 9'3" (3.04 x 2.82)

Double glazed window to front aspect, radiator.

Bedroom Three

6'8" x 6'6" (2.04 x 1.99)

Double glazed window to rear aspect, radiator.

Family Bathroom

6'10" x 6'5" (2.10 x 1.98)

Double glazed obscure window to front aspect, white suite comprising panel path with shower over, pedestal wash hand basin with vanity unit under, low level W/C, half tiled splash backs, ceiling extractor fan, porcelain tiled flooring, radiator.

External**Front Garden**

Storm porch, path with step leading to front door, laid to lawn, established shrubs and bushes, decorative stones, security light.

Rear garden

Laid to lawn, patio area, established tree, wooden shed, fully surrounded by wooden panel fencing, wooden gate with path leading to off road parking.

Off Road Parking

Allocated off road parking on driveway for a least two vehicles.

Agents Notes

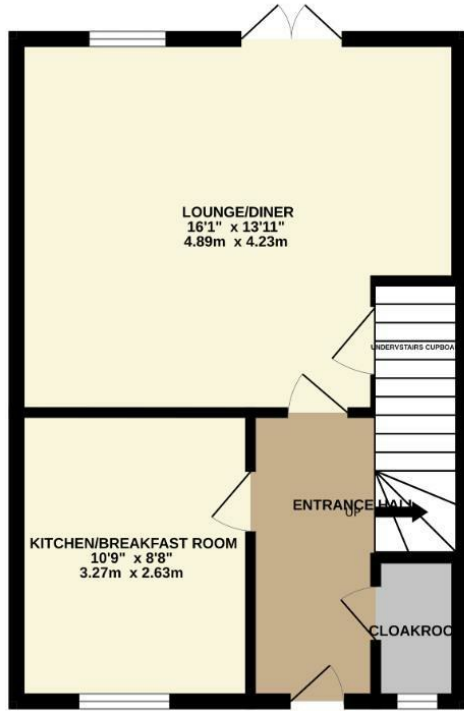
Local Authority: North Northamptonshire

Council Tax Band C

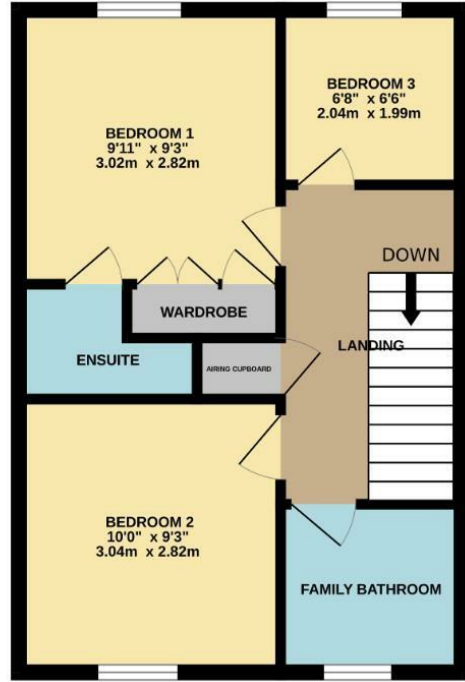




GROUND FLOOR

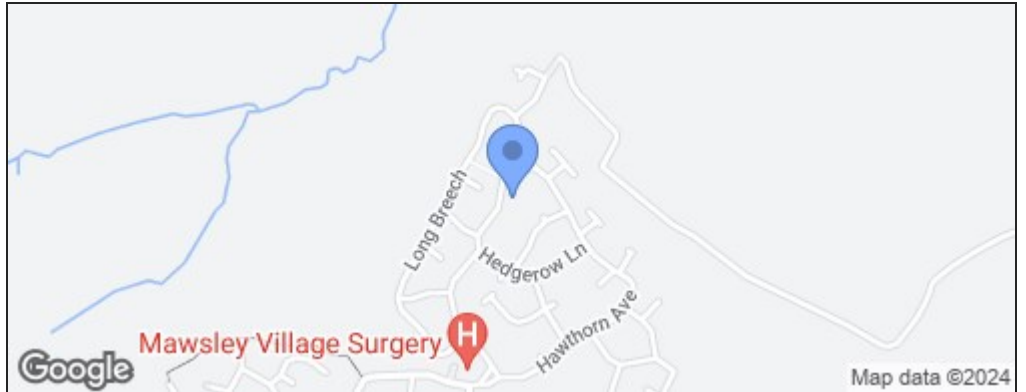


1ST FLOOR



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			97
(92 plus) A			
(81-91) B		80	
(69-80) C			
(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	



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.