

**14 Nethertown Way
Mawsley Village
KETTERING
NN14 1SP**

£1,450 Per Month



- **AVAILABLE EARLY JUNE**
- **KITCHEN/BREAKFAST ROOM**
- **THREE BATHROOMS**
- **ENERGY EFFICIENCY RATING C**

- **FOUR BEDROOM DETACHED**
- **SEPARATE DINING ROOM**
- **GARAGE WITH ORP**
- **COUNCIL TAX BAND: E**

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



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**** Available Early June **** A versatile and well presented four bedroom double bay fronted detached property situated in the heart of Mawsley Village. A stones throw from the superb amenities this modern village has to offer this lovely property comprises in brief; entrance hall, dual aspect lounge with bay, dining room with bay, kitchen/breakfast room, utility room and downstairs cloakroom. The first floor offers four bedrooms, with en-suites to bedrooms one and two along with a family bathroom. Externally the property benefits from front and rear gardens, a garage and off road parking. ****UNFURNISHED**** Sorry no pets.

Entrance Hall

Enter via composite door with obscure inset window, stairs leading to first floor landing, telephone point, ceiling spot lights, under stairs storage cupboard, laminate flooring, radiator, doors to;

Lounge

21'7" excluding bay x 11'7" (6.59 excluding bay x 3.54)

Dual aspect. Double glazed bay window to front aspect, double glazed French doors with wing window to rear aspect, feature gas fire with surround & plinth, TV point, telephone point, four radiators.

Dining Room

10'3" excluding bay x 9'3" (3.14 excluding bay x 2.82)

Double glazed bay window to front aspect, laminate flooring, radiator.

Kitchen/Breakfast Room

11'10" x 10'1" (3.63 x 3.09)

Double glazed window to rear aspect, modern wall and base mounted unit with drawers, roll top work surfaces, tiled splash backs, integrated oven with gas hob and extractor hood over, space/plumbing for dish washer, stainless steel sink with drainer and mixer tap over, tiled flooring, radiator, door to utility;

Utility

9'0" x 5'1" (2.76 x 1.57)

Double glazed half panel door into rear garden, modern base units, roll top work surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, space/plumbing for tumble dryer, ceiling extractor fan, tiled flooring, radiator.

Downstairs Cloakroom

Obscure double glazed window to side aspect, pedestal wash hand basin, low level W/C, tiled splash backs, fuse box, tiled flooring, radiator.

First Floor Landing

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

Bedroom One

14'4" x 9'5" excluding wardrobe (4.37 x 2.88 excluding wardrobe)

Double glazed window to rear aspect, double built in wooden wardrobes, ceiling spot lights, radiator, door to en-suite

En-Suite to Bedroom One

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

Bedroom Two

11'10" x 9'8" (3.63 x 2.95)

Double glazed window to front, two double built in wooden wardrobes, TV point, telephone point, radiator, doors to en suite.

En-Suite to Bedroom Two

Obscure double glazed window to front aspect, shower tiled floor to ceiling, wash hand basin with vanity under, ceiling spot lights, extractor fan, tiled flooring. radiator.

Bedroom Three

12'4" max x 8'5" (3.78 max x 2.59)

Double glazed window to front aspect, radiator.

Bedroom Four

9'4" x 8'6" (2.86 x 2.61)

Double glazed window to rear aspect, radiator.

Family Bathroom

6'10" x 6'2" (2.10 x 1.88)

Obscure double glazed window to rear aspect, white suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling spot lights, extractor fan, tiled flooring, radiator.

Front Garden

Steps leading up to storm porch, decorative stones, outside light.

Rear Garden

Two tiered, large patio area, brick wall, steps leading down to lawn area, outside tap, two security lights, outside light, established shrubs & bushes, gate to garage and off road parking, fully surrounded by wooden panel fence.

Single Garage

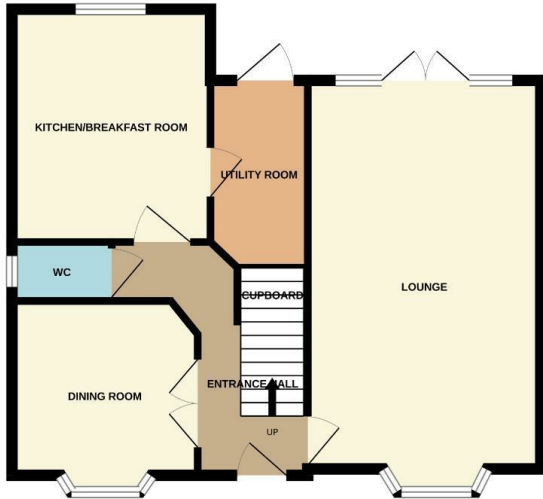
Up and over door, power and light connected, security light, off road parking for two vehicles.

Agent's Notes:

Council tax Band: E



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		
(92 plus) A		
(81-91) B		
(69-80) C	73	84
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.