

**10 Mawsley Chase
Mawsley Village
KETTERING
NN14 1TQ
£220,000**



- MID TERRACE
- LOUNGE/DINER
- CLOSE TO AMENITIES
- QUIET VILLAGE LOCATION

- TWO BEDROOMS
- REFITTED BATHROOM
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING TBC

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming property located close to all amenities within the heart of Mawsley Village, Kettering. This delightful mid-terrace house is perfect for first-time buyers or those looking for a lucrative buy-to-let opportunity.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property boasts two lovely bedrooms, offering comfortable living spaces for you and your loved ones. The recently refitted bathroom adds a touch of modern elegance to the home.

Situated in a tranquil village setting, this property provides a peaceful retreat from the hustle and bustle of city life. Whether you are looking to settle down in a serene environment or seeking a sound investment for rental income, this house offers the perfect blend of comfort and convenience.

Don't miss out on the chance to own a piece of this idyllic village lifestyle. Contact us today to arrange a viewing and discover the endless possibilities that this property in picturesque Mawsley Village has to offer.

Ground Floor

Entrance Hall

Enter via a composite door with two obscure inset window, coir matting, Karndean flooring, stairs to first floor landing, ceiling smoke alarm, radiator, doors to;

Kitchen

10'5" x 5'9" (3.18 x 1.77)

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

Lounge/Diner

13'4" x 12'10" (4.08 x 3.93)

Double glazed French doors into rear garden, double glazed window to rear aspect, Karndean flooring, telephone point, TV point, under stairs storage cupboard, two radiators.

Downstairs Cloakroom

UPVC obscure window to front aspect, Karndean flooring, pedestal wash hand basin with close coupled W/C, tiled splash backs, radiator.

First Floor

First Floor landing

Loft hatch entrance, ceiling smoke alarm, doors to;

Bedroom One

12'6" max x 12'5" max (3.82 max x 3.80 max)

Double glazed window to front aspect, two double built-in wooden wardrobes, TV point, telephone point, storage cupboard, radiator.

Bedroom Two

11'3" x 6'2" (3.45 x 1.90)

Double glazed window to rear aspect, radiator.

Family Bathroom

6'4" x 5'7" (1.94 x 1.71)

Refitted. Obscure double glazed window to rear aspect, white suite comprising of panelled bath and Amazon shower over with extra hand held shower attachment, wash hand basin with storage under, low level W/C, tiled splash backs, ceiling spot lights, Karndean flooring, extractor fan, chrome wall mounted heated towel rail.

Externally**Front Garden**

Low maintenance. Storm porch, path leading to front door, outside light, decorative stones, established hedgerow.

Rear Garden

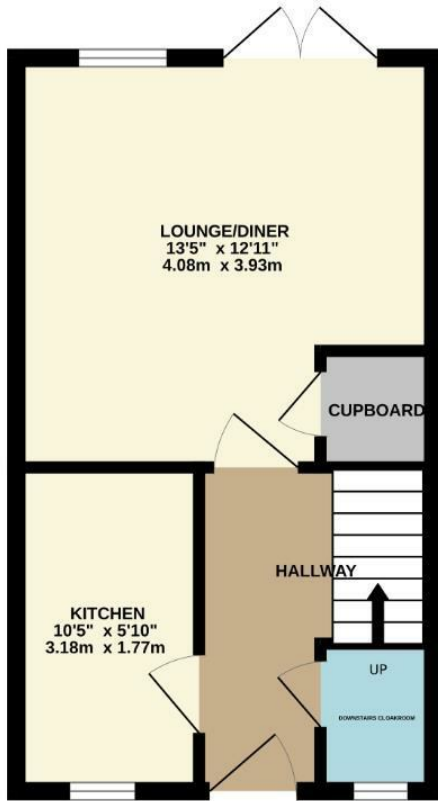
Laid to lawn, patio area, established plant and shrubs, decorative stones, water butt, fully surrounded by wooden panel fencing, external lighting, wooden gate to off road parking.

Agents Notes

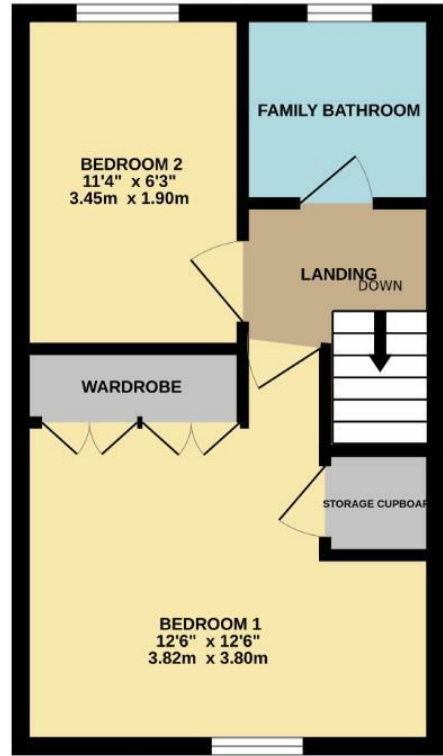
Local Authority: North Northamptonshire
Council Tax Band B



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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.