

**48 Cransley Rise  
Mawsley Village  
KETTERING  
NN14 1TB  
£287,000**



- MID TERRACE
- OPEN PLAN KITCHEN/DINER
- TWO BATHROOMS
- PERIPHERY OF VILLAGE
- GARAGE WITH OFF ROAD PARKING

- COUNTRYSIDE VIEWS
- THREE BEDROOMS
- CONSERVATORY
- QUIET VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming property located in the picturesque Cransley Rise, Mawsley Village, Kettering. This modern mid-terrace house, built in 2004, boasts a delightful setting on the periphery of the village, offering stunning views over the countryside.

As you step inside, you are greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property features three cosy bedrooms, ideal for a growing family or those in need of extra space. With two bathrooms, there will be no more queuing in the morning rush.

The highlight of this lovely home is the open plan kitchen diner, providing a wonderful space for cooking delicious meals while enjoying the company of family and friends. The property also offers parking for two vehicles, ensuring convenience for homeowners and guests alike.

Outside, the beautiful rear garden with a south easterly aspect is a true gem. Imagine enjoying your morning coffee or hosting summer barbecues in this tranquil outdoor space.

Don't miss the opportunity to make this house your home and wake up to the serene views and peaceful surroundings every day. Contact us now to arrange a viewing and start envisioning your life in this wonderful property in Mawsley Village.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC door with two obscure inset glass windows, stairs leading to first floor landing, telephone point, wood effect laminate flooring, fuse box, ceiling smoke alarm, radiator.

### **Lounge**

15'8" x 9'11" (4.80 x 3.04 )

Enter via glass panel door, UPVC double glazed window to front aspect, single glazed French doors into conservatory, feature electric log burner with marble hearth and wooden surround, telephone point, TV point, two radiators.

### **Kitchen/Diner**

23'2" x 12'11" max (7.08 x 3.94 max)

Open Plan. Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, UPVC glass panel door into conservatory, shaker style wall base mounted units with drawers, roll top work surfaces, tiled splash backs, Belling farmhouse range cooker with seven ring gas hob and extractor hood over, space/plumbing for washing machine, space/plumbing for dish-washer, space for fridge freezer, loft hatch, tiled flooring, radiator, door to;

### **Conservatory**

14'6" x 7'3" (4.42 x 2.21 )

UPVC Windows and UPVC French doors into rear garden, multi fuel stove, power connected, wood effect laminate flooring.

### **Downstairs Cloakroom**

UPVC Obscure double glazed window to rear aspect, sink with vanity unit under, low level W/C, tiled splash backs, tiled flooring, radiator.

## **First Floor**

### **First Floor Landing**

UPVC double glazed window, loft hatch entrance, ceiling smoke alarm, radiator, doors to;

### **Bedroom One**

12'11" x 11'1" max (3.94 x 3.40 max )

Views over countryside and beyond. UPVC double glazed window to front aspect, radiator.

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

6'2" x 4'0" (1.90 x 1.23 )

Double shower tiled floor to ceiling, sink with vanity unit under, low level W/C, tiled splash backs, ceiling extractor fan, electric shaving point, tiled flooring, radiator.

### **Bedroom Two**

10'0" x 8'8" (3.05 x 2.66 )

Views over countryside and beyond. UPVC double glazed window to front aspect, built in storage cupboard, storage cupboard housing water tank, radiator.

### **Bedroom Three**

7'1" x 6'9" (2.16 x 2.06)

UPVC double glazed window to rear aspect, radiator.

### **Family Bathroom**

6'8" x 5'6" (2.04 x 1.70)

UPVC Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, sink with vanity unit under, low level W/C, tiled splash backs, tiled flooring, ceiling extractor fan, electric shaving point, radiator.

### **Externally**

#### **Front Garden**

Mainly laid to lawn, established shrubs, outside light, path to front door, views over countryside.

#### **Rear Garden**

South easterly aspect, laid to lawn, two patio areas, decorative stones, raised borders, two water butts, outside tap, coal bunker, wooden shed, storage area for bins, fully surrounded by wooden panel fencing with gated access to garage and off road parking.

#### **Single Garage**

Up and over door, with off road parking in courtyard.

### **Agents Notes**

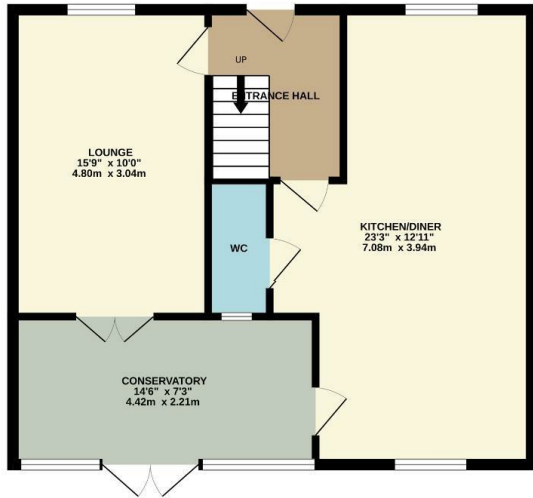
Local Authority: North Northamptonshire  
Council Tax Band C



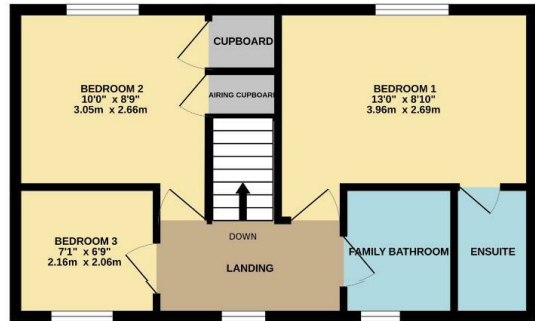




GROUND FLOOR



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		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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	



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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.