

**27 Long Breech
Mawsley Village
KETTERING
NN14 1TR**

Guide Price £595,000



- EXTENDED EXECUTIVE DETACHED
- LOVELY COUNTRYSIDE VIEWS TO REAR
- DINING ROOM/STUDY
- THREE BATHROOMS
- DOUBLE GARAGE WITH MULTIPLE ORP

- REFITTED & EXTENDED KITCHEN/DINER/FAMILY ROOM
- DUAL ASPECT LOUNGE
- FOUR DOUBLE BEDROOMS
- 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

Nestled in the charming village of Mawsley, this modern detached house in Long Breech offers a delightful blend of comfort and style. Built in 2007, this property boasts four spacious bedrooms, perfect for a growing family or those in need of extra space.

The property features an extended executive layout, including a beautifully refitted kitchen/diner/family room that is ideal for hosting gatherings and creating lasting memories. Imagine waking up to picturesque countryside views at the rear of the house, with a lovely westerly aspect that bathes the home in natural light throughout the day.

For added convenience and luxury, this property offers en-suites in both the master bedroom and the second bedroom, alongside a family bathroom, ensuring privacy and comfort for all residents. Parking will never be an issue with space for up to four vehicles on the driveway, along with a double garage.

Whether you're drawn to the tranquillity of the countryside views or the practicality of the ample parking space, this property at Long Breech, Mawsley Village, presents a wonderful opportunity for your dream home in a desirable location.

Ground Floor

Entrance Hall

Enter via obscure half glazed panel door with double glazed wing windows to side, Herringbone LVT flooring, stairs to first floor landing, under stairs storage cupboard, two telephone points, ceiling smoke alarm, radiator, doors to;

Lounge

23'8" x 12'0" (7.23 x 3.67)

Enter via double glass panel doors, dual aspect, two double glazed windows to front aspect, aluminium double glazed bi-fold doors into rear garden, feature electric fire with composite surround and mantel, two TV points, telephone point, two radiators.

Dining Room/Study

13'1" x 9'4" (4.01 x 2.86)

Enter via double glass panel doors, two double glazed windows to front aspect, radiator.

Kitchen/Diner/Family Room

26'4" x 20'4" (8.04 x 6.21)

Recently extended and completely refitted. Enter via oak door, Aluminium Bi-folding doors into rear garden, Aluminium double glazed tall window to side aspect, large lantern sky light, Moulton Kitchens masterclass H-Line soft touch wall and base mounted units with drawers and internal led lighting, Neff integrated self clean oven, Neff integrated oven, microwave and grill, Neff integrated fridge freezer, Neff integrated dish washer, Quartz work tops and splash backs, Schock sunken sink with Quooker hot tap over, large island unit with clever storage under alongside soft touch drawers with Quartz worktop, Neff induction hob, integrated double wine cooler, integrated power sockets, two USB sockets, ceiling spot lights with dimmer switch, extractor fan, long bar radiator, Herringbone LVT flooring, radiator, solid oak door into utility.

Utility

6'9" x 3'6" (2.08 x 1.07)

Enter via oak door, obscure double glazed half panel door to garage and driveway, double storage floor to ceiling, space/plumbing for washing machine, Herringbone LVT flooring, new circuit box, ceiling spots lights.

Downstairs Cloakroom

Refitted. Enter via oak door, sink with storage under, tiled splash back, low level W/C, Herringbone LVT flooring, ceiling spot lights, ceiling extractor fan, radiator.

First Floor

First Floor Landing

Dog leg stairs to first floor landing, loft hatch entrance, airing cupboard, ceiling smoke alarm, radiator, doors to;

Bedroom One

13'11" x 12'4" (4.26 x 3.76)

Two double glazed windows to front aspect, two double built in wooden wardrobes, one single built in wooden wardrobe, telephone point, radiator, door to en-suite;

En-Suite To Bedroom One

7'8" x 5'10" (2.34 x 1.79)

Refitted. Obscure double glazed window to front aspect, walk in double shower with Amazon shower head hand held shower attachment, fully tiled splash backs, floating sink, floating low level W/C, ceiling spot light, electric shaving point, extractor fan, tiled flooring, grey wall mounted heated towel rail.

Bedroom Two

13'3" x 10'2" (4.05 x 3.12)

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

En-Suite To Bedroom Two

7'8" x 3'11" (2.36 x 1.20)

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

Bedroom Three

11'3" x 10'1" (3.45 x 3.09)

Views over looking countryside and beyond, double glazed window to rear aspect, built in double wooden wardrobe, radiator.

Bedroom Four

11'1" x 8'5" (3.39 x 2.59)

Views over looking countryside and beyond, double glazed window to rear aspect, radiator.

Family Bathroom

8'2" x 6'2" (2.49 x 1.90)

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, radiator.

Externally

Front Garden

Low maintenance. Storm porch, decorative stones, outside light.

Rear Garden

Lovely views of countryside beyond, laid to lawn, two Porcelain tiled patio areas, outside power socket, outside security lights, outside tap, wooden panel fencing, badger fencing, porcelain tiled storage area and tiled path leading to the driveway and double garage.

Double Garage

Up and over doors, power and light connected, security light, electric charging point, off road parking for four vehicles.

Agents Notes

Local Authority: North Northamptonshire

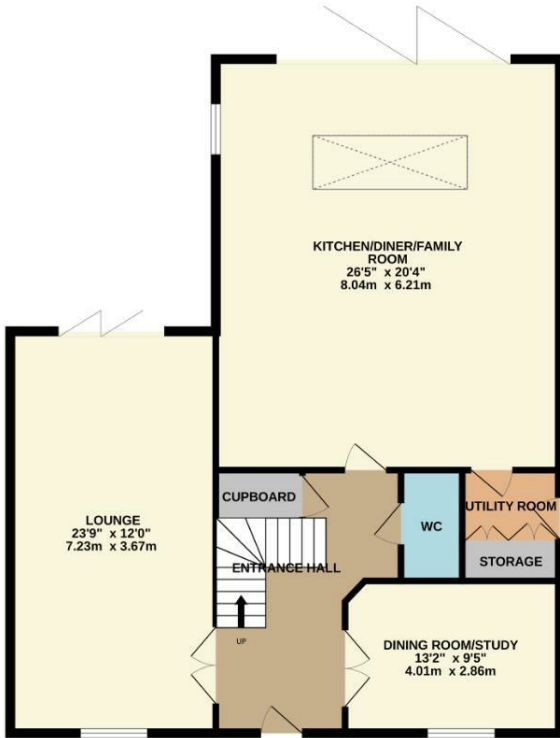
Council Tax Band F



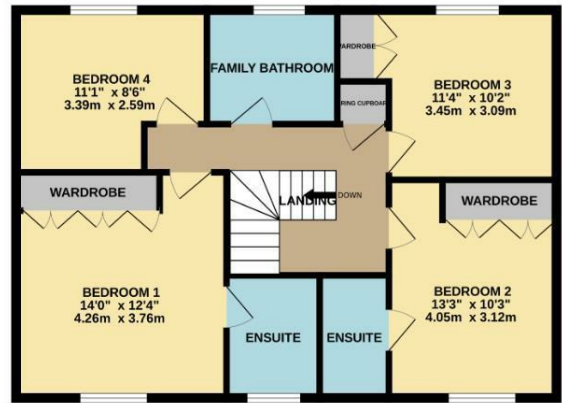




GROUND FLOOR

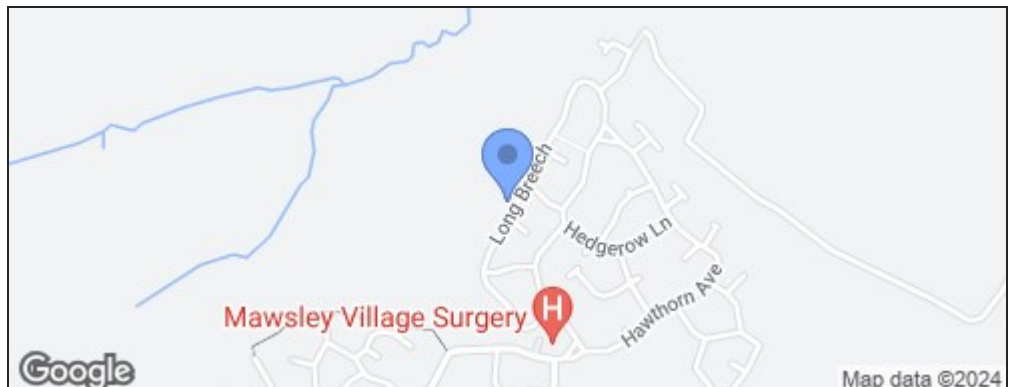


1ST FLOOR



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	85
	EU Directive 2002/91/EC		



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