

**14 Birch Spinney
Mawsley Village
KETTERING
NN14 1QW**

Offers Over £260,000



- SEMI DETACHED
- THREE STOREY
- THREE DOUBLE BEDROOMS
- VILLAGE LOCATION
- GARAGE AND OFF ROAD PARKING

- NO ONWARD CHAIN
- LOUNGE/DINER
- TWO BATHROOMS
- CLOSE TO AMENITIES AND RURAL WALKS
- 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 serene village Birch Spinney in Mawsley Village, Kettering, this charming semi-detached house offers a perfect blend of modern living and countryside tranquillity.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. The property boasts three double bedrooms, providing ample space for a growing family or guests. The convenience of two bathrooms, including an en-suite in the master bedroom, ensures privacy and comfort for all residents.

One of the standout features of this property is its lovely rear garden with garage and off-road parking just behind, making coming home a breeze. Imagine returning from a countryside walk to your own peaceful abode, away from the hustle and bustle of the town or city.

Located close to amenities, you'll have everything you need within reach, while also being able to enjoy leisurely strolls in the picturesque rural surroundings. Whether you're looking for a peaceful retreat or a place to raise a family, this property offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your home sweet home in the heart of the countryside.

Ground Floor

Entrance Hall

Enter via hard wood door with obscure inset window, double glazed window to front aspect, ceiling coving, stairs to first floor landing, telephone point, ceiling spot lights, coir matting, ceiling smoke alarm, fuse box, radiator, doors to;

Kitchen

9'9" x 8'7" (2.98 x 2.62)

Double glazed window to front aspect, modern wall and base mounted units and drawers, roll top work surfaces, tiled splash backs, integrated stainless steel oven and grill with gas hob and extractor hood over, integrated washing machine, integrated dish-washer, integrated fridge/freezer, composite sink with drainer and mixer tap over, ceiling spot lights, tiled flooring, radiator.

Lounge/Diner

15'9" x 15'4" (4.81 x 4.69)

L-Shaped. Double glazed window to rear aspect, double glazed French doors leading into rear garden, obscure double glazed window to side aspect, ceiling coving, telephone point, two TV points, two radiators.

Downstairs Cloakroom

Pedestal wash hand basin, low level W/C, tiled splash backs, ceiling spot lights, extractor fan, radiator.

First Floor

First Floor landing

Double glazed window to front aspect, stairs leading to second floor landing, airing cupboard, ceiling smoke alarm, radiator, doors to;

Bedroom Two

15'5" x 8'7" (4.70 x 2.64)

Two double glazed window to rear aspect, ceiling coving, radiator.

Bedroom Three

9'9" x 8'8" (2.99 x 2.65)

Double glazed window to front aspect, telephone point, ceiling coving, radiator.

Family Bathroom

8'7" x 6'11" (2.64 x 2.11)

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

Second Floor**Second Floor Landing**

Ceiling smoke alarm, doors to;

Bedroom One

16'9" x 11'10" (5.11 x 3.61)

Double glazed window to front aspect, obscure double glazed window to side aspect, TV point, telephone point, loft hatch entrance, radiator, door to en-suite;

En-Suite To Bedroom One

9'4" x 5'1" (2.87 x 1.57)

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

Externally**Front Garden**

Storm porch, decorative stones, side gate leading into rear garden.

Rear Garden

Laid to lawn, patio area, decorative stones, wooden shed, established plants, shrubs and trees, outside tap, security light, outside power socket, water butt, path and gate leading to front access, fully surrounded by wooden panel fencing, gate leading to garage and off road parking.

Garage

Up and over door, off road parking.

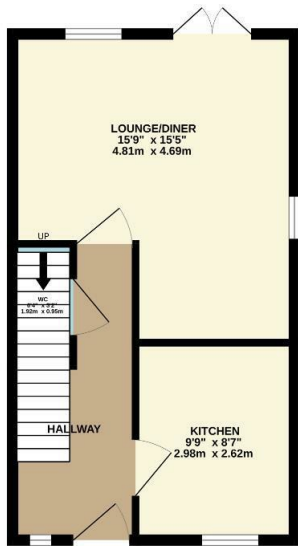
Agents Notes

Local Authority: North Northamptonshire
Council Tax Band C

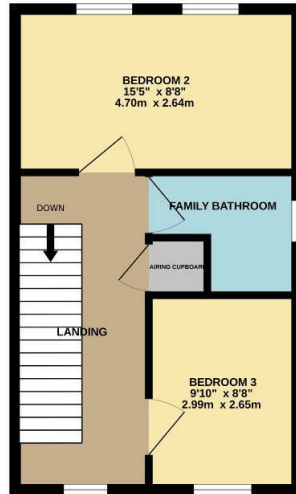




GROUND FLOOR



1ST FLOOR

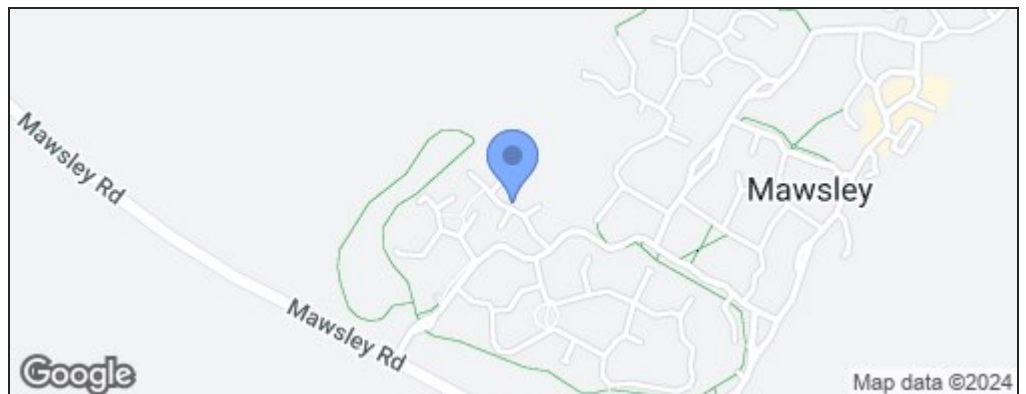


2ND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.