

**16 Badgers Lane  
Mawsley Village  
KETTERING  
NN14 1TF**

**Guide Price £355,000**



- **EXTENDED SEMI DETACHED**
- **KITCHEN/DINER**
- **THREE BATHROOMS**
- **CLOSE TO AMENITIES**
- **ENERGY EFFICIENCY RATING: C**

- **FOUR BEDROOMS**
- **SPACIOUS LOUNGE**
- **QUIET VILLAGE LOCATION**
- **DOUBLE GARAGE**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming and peaceful Mawsley Village, this modern semi-detached house on Badgers Lane is a true gem waiting to be discovered. Boasting four bedrooms and three bathrooms, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you are greeted by a spacious triple aspect lounge, perfect for relaxing with loved ones or hosting guests. The kitchen diner is ideal for whipping up delicious meals and is adjacent to the rear garden, ideal for barbecues.

The property features en-suites in both the first and second bedrooms, providing convenience and privacy for those occupying these rooms. The property comes with a rare double garage which offers parking for two vehicles, ensuring that you never have to worry about finding a parking spot again.

Built in 2004, this home combines modern amenities with a homely feel, making it the perfect place to create lasting memories. Don't miss out on the opportunity to make this four-bedroom semi-detached house your new home sweet home.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door with obscure inset window, UPVC double glazed window to front aspect, stairs to first floor landing, under stairs storage cupboard, two telephone points, ceiling smoke alarm, wooden effect laminate flooring, radiator, doors to;

### **Kitchen/Diner**

14'4" x 11'7" (4.38 x 3.54)

UPVC double glazed window to rear aspect, UPVC French doors into rear garden, modern wall and base mounted units with soft touch drawers, roll top work surfaces, tiled splash backs, integrated oven and grill, gas hob with extractor hood over, space/plumbing for dishwasher, ceiling spot lights, wooden effect laminate flooring, long bar graphite radiator.

### **Lounge**

19'1" x 18'7" (5.84 x 5.68)

Triple aspect, two UPVC double glazed windows to front aspect, UPVC double glazed French doors to rear garden, ceiling coving, TV point, radiator.

### **Downstairs Cloakroom**

UPVC obscure double glazed window to front aspect, pedestal wash hand basin, low level W/C, tiled splash backs, electric fuse box, ceiling spot lights, wooden effect laminate flooring, radiator.

## **First Floor**

### **First Floor Landing**

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

### **Bedroom One**

19'5" x 12'8" (5.94 x 3.88)

Dual aspect, two UPVC double glazed windows to front aspect, TV point, two double and one single built in wooden wardrobes, TV point, ceiling coving, radiator.

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

11'3" x 5'7" (3.43 x 1.71)

UPVC 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, shower tiled floor to ceiling, ceiling extractor fan, wooden laminate flooring, radiator.

### **Bedroom Two**

16'7" x 15'11" (5.07 x 4.86)

UPVC double glazed window to front aspect, ceiling spot lights, telephone point, TV point, ceiling smoke alarm, two radiators, door to;

### **En-Suite to Bedroom Two**

7'2" x 3'3" (2.19 x 1.00)

Shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, fully tiled splash backs, ceiling spot lights, ceiling extractor fan, tiled flooring, chrome wall mounted heated towel rail.

### **Bedroom Three**

8'2" x 7'10" (2.51 x 2.40)

UPVC double glazed window to front aspect, radiator.

### **Bedroom Four**

7'10" x 7'0" (2.39 x 2.15)

UPVC double glazed window to rear aspect, TV point, telephone point, radiator.

### **Family Bathroom**

6'4" x 6'4" (1.95 x 1.94)

UPVC 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 extractor fan, wooden effect laminate flooring, radiator.

### **Externally**

#### **Front Garden**

Storm porch, path leading to front door, security light, laid to lawn, mature hedgerow, two established small trees.

#### **Rear Garden**

Laid to lawn, two patio areas, outside tap, security light, wooden door leading into garage, wooden gate leading to double garage, fully surrounded by wooden panel fencing and brick wall.

#### **Double Garage**

17'0" x 17'0" (5.20 x 5.20)

Double width garage, up and over doors, plumbing for washing machine, plumbing for tumble dryer, electric charging point, power and light connected.

### **Agents Notes**

Local Authority. North Northamptonshire.

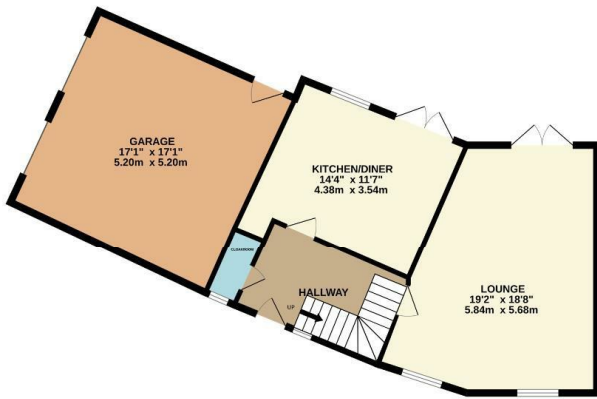
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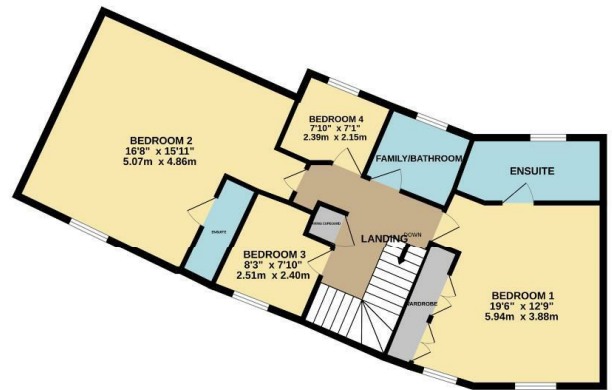




GROUND FLOOR

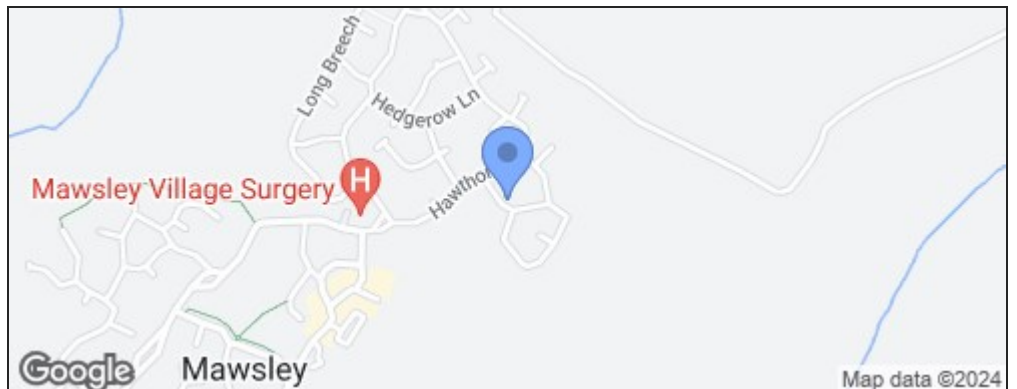


1ST FLOOR



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	86
(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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