

**51 Hawthorn Avenue
Mawsley Village
KETTERING
NN14 1TD**

Guide Price £250,000



- EXTENDED SEMI DETACHED
- UTILITY/STUDY
- FAMILY BATHROOM
- QUIET VILLAGE LOCATION
- OFF ROAD PARKING

- SPACIOUS KITCHEN/DINER
- TWO BEDROOMS
- SOUTHERLY REAR GARDEN
- CLOSE TO AMENITIES
- ENERGY EFFICIENCY RATING TBA

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Mawsley, Kettering, this modern semi-detached house on Hawthorn Avenue is a real beauty waiting to be discovered. Built in 2010, this property boasts a contemporary design with an extended layout that offers two bedrooms, perfect for a small family or those seeking a peaceful retreat.

As you step inside, you'll be greeted by a welcoming atmosphere with a spacious reception room that is ideal for entertaining guests or simply relaxing after a long day. The real highlight of this home is the stunning kitchen/diner, where you can whip up delicious meals while enjoying the natural light streaming in through the multiple aspect windows.

Additionally, the property features a versatile utility/study room, providing the perfect space for those who work from home or need a quiet area to focus. The bathroom is modern and well-appointed, offering a place of relaxation and rejuvenation.

Outside, the property truly shines with a spacious rear garden that benefits from a southerly rear aspect, perfect for soaking up the sun or hosting summer barbecues with friends and family. The quiet village location ensures peace and tranquillity, while still being conveniently close to local amenities and picturesque countryside walks.

Don't miss out on the opportunity to make this lovely semi-detached house your new home. With its modern design, convenient layout, and peaceful surroundings, this property offers a lifestyle of comfort and serenity.

Ground Floor

Entrance Hall

Enter via composite door with obscure double glazed inset window, stairs to first floor landing, wooden laminate flooring, ceiling smoke alarm, radiator, doors to;

Utility/Study

7'11" x 5'7" (2.43 x 1.72)

Double glazed window to front aspect, double built in storage, space/plumbing for washing machine, space for tumble dryer, wooden laminate flooring, radiator.

Lounge

13'5" x 12'11" (4.10 x 3.94)

Double glazed window to rear aspect, TV point, telephone point, under stairs storage cupboard, LVT flooring, two radiators, opening into kitchen/diner.

Kitchen/Diner

18'0" max x 16'9" max (5.49m max x 5.11m max)

UPVC double glazed French doors with wing windows, UPVC double glazed tall window to side aspect, UPVC double glazed tall window to rear aspect, lantern skylight, exposed brick wall, modern wall and base mounted units with soft touch drawers and clever storage, roll top work surfaces, tiled splash backs, integrated Neff pyrolytic self cleaning double oven with grill and microwave, induction hob with stainless steel extractor hood over, integrated dish washer, integrated wine cooler, space/plumbing for american fridge freezer, composite sink with drainer and mixer tap over, LVT flooring, ceiling smoke alarm, radiator.

Downstairs Cloakroom

Obscure double glazed window to front aspect, pedestal wash hand basin, low level W/C, tiled splash backs, wooden effect laminate flooring, fuse box, radiator.

First Floor

First Floor Landing

Obscure double glazed window to side aspect, loft hatch entrance boarded on stilts and a pull down loft ladder, , smoke alarm, doors to;

Bedroom One

12'11" x 12'8" (3.95 x 3.87)

L-Shaped. Doubled glazed window to front aspect, two double built in wooden wardrobes, door to storage cupboard, telephone point, radiator.

Bedroom Two

11'4" x 6'3" (3.46 x 1.92)

Double glazed window to rear aspect, double built in wooden wardrobe, radiator.

Family Bathroom

6'4" x 5'7" (1.94 x 1.72)

Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low Level W/C, tiled splash back, wooden panelling, ceiling extractor fan, electric shaving point, radiator.

Externally

Front Garden

Storm porch, Cotswold stones, outside light, wooden picket fencing.

Rear Garden

Southerly aspect, larger than average rear garden, laid to lawn, patio area, outdoor BBQ area, raised borders with water feature, decorative stones, stepping stones, leading to raised decked seating area with lighting, two water butts, outside power sockets, outside lighting, wooden shed, fully surrounded by wooden batton fencing.

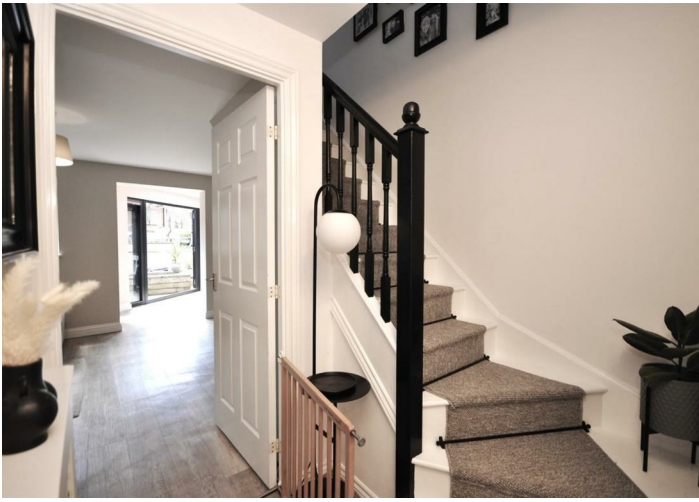
Off Road Parking

Driveway with off road parking, outside tap, security lighting, Cotswold stones, storage unit.

Agents Notes

Local Authority: North Northamptonshire

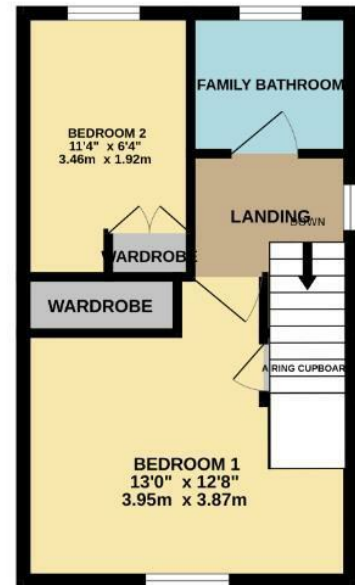
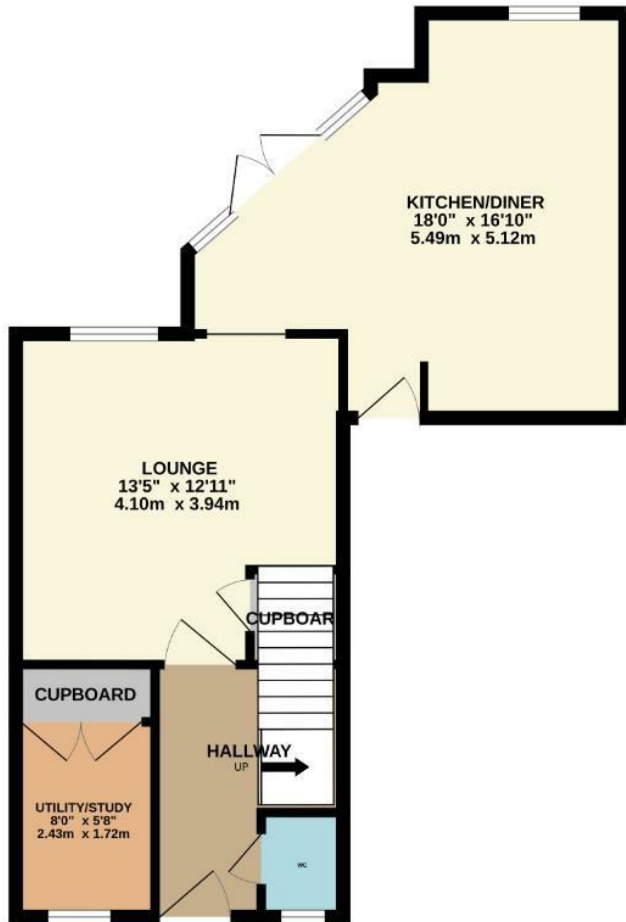
Council Tax Band B





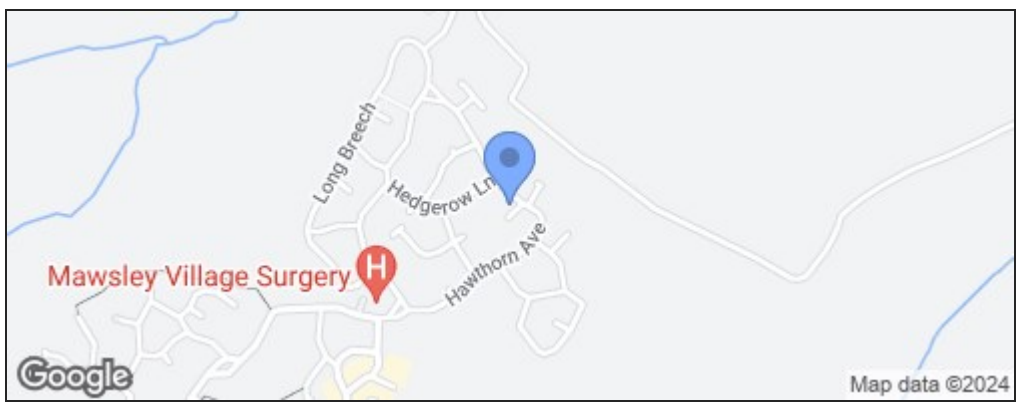
GROUND FLOOR

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.
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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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.