

**1 Rose Hill Way
Mawsley Village
KETTERING
NN14 1TT**

Guide Price £355,000



- **DETACHED HOUSE**
- **REFITTED KITCHEN/DINER**
- **TWO BATHROOMS**
- **QUIET VILLAGE LOCATION**
- **GARAGE AND OFF ROAD PARKING**

- **DUAL ASPECT LOUNGE**
- **FOUR BEDROOMS**
- **UTILITY**
- **CLOSE TO AMENITIES**
- **ENERGY EFFICIENCY RATING TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming detached house located in the picturesque village of Mawsley, Kettering. This modern property, built in 2007, offers a perfect blend of comfort and style for a growing family.

As you step inside, you are greeted by a spacious dual aspect reception room that is perfect for entertaining guests or simply relaxing with your loved ones. The property boasts four well-proportioned bedrooms, providing ample space for the whole family to enjoy.

One of the highlights of this lovely home is the recently refitted Wren kitchen/diner, also with dual aspect, where you can unleash your culinary skills and create delicious meals for your family. With two bathrooms, busy mornings will no longer be a hassle.

Situated in a village location, you can enjoy the tranquillity of rural life while still being close to local amenities. Take advantage of the local rural walks and explore the beauty of the surrounding countryside.

Don't miss out on the opportunity to make this detached house your family's new home. Contact us today to arrange a viewing and start envisioning the wonderful memories you could create in this delightful property on Rose Hill Way.

Ground Floor

Entrance Hall

Enter via composite door with obscure inset window, double glazed window to front aspect, storage cupboard under the stairs, stairs leading to first floor landing, telephone point, wooden laminate flooring, ceiling smoke alarm, doors to;

Lounge

19'8" x 11'1" (6.01 x 3.39)

Enter via glass panel double doors. Dual aspect. Double glazed window to front aspect, double glazed French doors to rear garden, feature electric fire place, TV point, telephone point, two radiators.

Kitchen/Diner

19'8" x 7'4" (6.01 x 2.25m)

Enter via glass panel doors. Dual aspect. Double glazed window to front aspect, double glazed window to rear aspect, refitted Wren kitchen to include wall and base mounted units with soft touch drawers and cleaver storage, roll top work surfaces, tiled splash backs, Neff integrated self cleaning oven with gas hob and extractor fan over, integrated dish washer, space for fridge freezer, composite sink with drainer and mixer tap over, feature electric fire, tiled flooring, two radiators, open plan through to utility.

Utility

7'3" x 6'0" (2.21 x 1.83)

Double glazed half panel door to rear garden, Wren wall and base mounted units, roll top work surfaces, tiled splash backs, space/plumbing for washing machine, tiled flooring, extractor fan, radiator.

Downstairs Cloakroom

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

First Floor

First Floor Landing

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

Bedroom One

11'9" x 11'3" (3.60 x 3.45)

Double glazed window to rear aspect, telephone point, TV point, radiator.

En-Suite To Bedroom One

8'9" x 5'2" (2.69 x 1.60)

Obscure double glazed window to rear aspect, double shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, half tiled splash backs, electric shaver point, ceiling extractor fan, radiator.

Bedroom Two

11'7" x 9'8" (3.55 x 2.96)

Double glazed window to rear aspect, radiator.

Bedroom Three

8'1" x 9'10" (2.47 x 3.00)

Double glazed window to front aspect, wood effect laminate flooring, radiator.

Bedroom Four

10'0" x 7'8" (3.05 x 2.35)

Double glazed window to front aspect, radiator.

Family Bathroom

8'7" x 6'4" (2.63 x 1.94)

Refitted. L-Shaped. Obscure double glazed window to front aspect, white suite comprising of panel bath with Amazon rain fall shower over, hand held shower attachment, pedestal wash hand basin, low level W/C, fully tiled splash backs, ceiling extractor fan, chrome wall mounted heated towel rail.

Externally

Front Garden

Low maintenance, decorative stone with established shrubs, plants and two trees, step to front door, side gravelled area.

Rear garden

laid to lawn, two patio areas, wooden shed, outside tap, established shrub and bushes, fully surrounded by wooden panel fencing, gate leading to garage and off road parking.

Single Garage

Up and over door, off road parking.

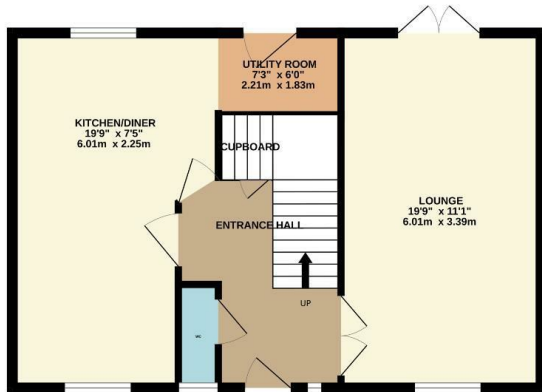
Agents Notes

Local Authority: North Northamptonshire
Council Tax Band D

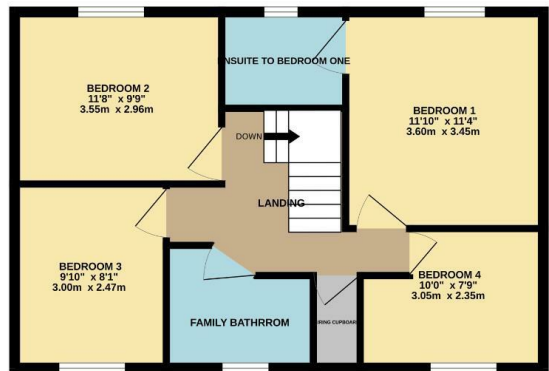




GROUND FLOOR

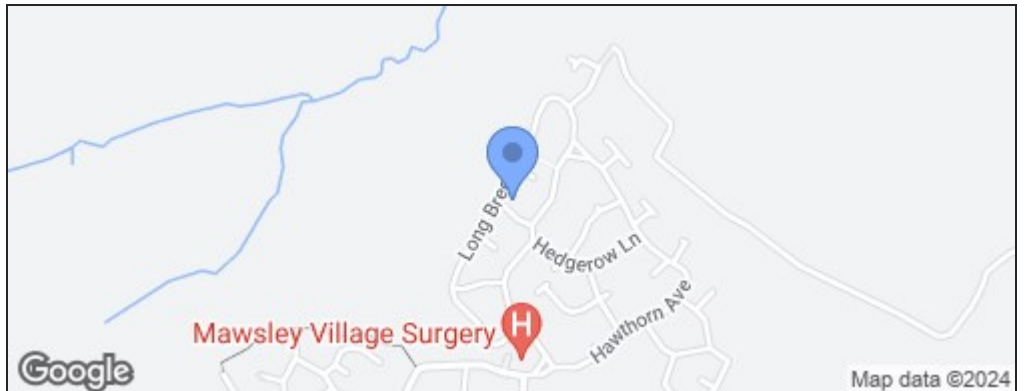


1ST FLOOR



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.