

**47 Old Gorse Way
Mawsley Village
KETTERING
NN14 1GJ**

Guide Price £375,000



- **LINK DETACHED**
- **OPEN PLAN KITCHEN/DINER**
- **TWO BATHROOMS**
- **QUIET VILLAGE LOCATION**
- **CARPORT AND OFF ROAD PARKING**

- **NO ONWARD CHAIN**
- **FOUR BEDROOMS**
- **CONSERVATORY**
- **GARAGE**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the picturesque village of Mawsley, Kettering, this modern link-detached house on Old Gorse Way with NO ONWARD CHAIN is a hidden gem waiting to be discovered.

Boasting four bedrooms, two bathrooms, and a spacious open plan kitchen/diner, this property offers ample space for comfortable living. The property's design, built in 2003, ensures a contemporary feel while maintaining a homely atmosphere.

One of the standout features of this charming house is its peaceful location overlooking green space, providing a tranquil setting for relaxation. With a garage, carport, and off-road parking for three vehicles, convenience is at the forefront of this property.

Step outside to explore the private mature rear garden, perfect for enjoying the outdoors in the comfort of your own home. Whether you're looking to unwind in a peaceful environment or entertain guests in style, this property offers the perfect blend of comfort and functionality.

Don't miss the opportunity to make this delightful house in Mawsley Village your new home.

Ground Floor

Entrance Hall

Enter via composite door with obscure double glazed windows, dog leg stairs leading to first floor landing, under stairs storage cupboard with shelving, Tegola laminate flooring, ceiling smoke alarm, radiator, doors to;

Lounge

15'8" x 11'0" (4.78 x 3.36)

Enter via glass panel door. UPVC double glazed bay window to front aspect, feature gas fireplace with composite surround and marble hearth, ceiling coving, TV point, two telephone points, two radiators.

Kitchen/Diner

14'2" x 19'4" (4.33 x 5.90)

Enter via glass panel door. Dual aspect. UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, single glazed French doors and double glazed half panel door into conservatory, Premiere high gloss wall and base mounted units with soft touch drawers, high gloss larder cupboard with clever storage drawers, roll top work surfaces with splash backs, Belling range cooker with 5 ring gas hob and stainless steel extractor hood over, glass splash back, integrated slim line dish-washer, integrated fridge freezer, space/plumbing for washing machine, ceiling spot lights, ceiling coving, composite sink with drainer and mixer tap over, tiled flooring, two radiators.

Conservatory

12'4" x 9'9" (3.76 x 2.99)

UPVC french doors into rear garden, UPVC double glazed windows, UPVC half panel glazed door into rear garden, under floor heating, power and light connected, single glazed French doors into dining area.

Downstairs Cloakroom

UPVC obscure double glazed window to side aspect, pedestal wash hand basin, low level W/C, tiled splash backs, Tegola laminate flooring, fuse box, radiator.

First Floor

First Floor Landing

Loft hatch, airing cupboard, loft boarded with loft ladder and lighting, radiator, doors to;

Bedroom One

13'5" x 11'1" (4.11 x 3.39)

UPVC double glazed window to front aspect, two double built in wooden wardrobes ,TV point, radiator, door to en-suite;

En-Suite to Bedroom One

6'11" x 5'3" (2.12 x 1.61)

Double shower tiled floor to ceiling with Amazon rainfall shower head over, sink with storage and floating W/C, tiled splash backs, electric shaving point, ceiling spot lights, ceiling extractor fan, chrome wall mounted heated towel rail.

Bedroom Two

13'1" x 9'9" (4.00 x 2.99)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, two radiators.

Bedroom Three

11'0" x 9'3" (3.36 x 2.83)

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

Bedroom Four

11'1" x 8'8" (3.39 x 2.66)

L- Shaped. UPVC double glazed window to rear aspect, telephone point, radiator.

Family Bathroom

8'0" x 7'2" (2.45 x 2.19)

UPVC obscure double glazed window to front aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low level W/C, half tiled splash backs, electric shaving point, ceiling extractor fan, chrome wall mounted heated towel rail.

Front Garden

Storm porch, pathway to front door, decorative stones, wrought iron railings, established shrubs, driveway with wrought iron gates leading to carport, off road parking, garage and a gate into rear garden.

Rear Garden

Mature garden, Indian slate paved patio courtyard garden, established evergreen shrubs, bushes and roses, wooden shed, outside light, outside tap, door into garage, brick borders, fully surround by wooden panel fencing and gate leading to garage and off road parking.

Single Garage

With up and over door, power and light connected, side door to rear garden, outside light, off road parking, double wrought iron gates.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band: E



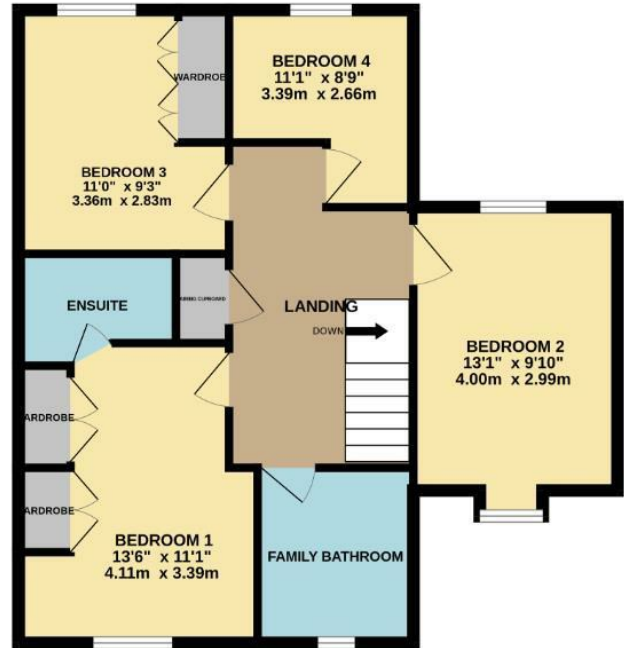




GROUND FLOOR

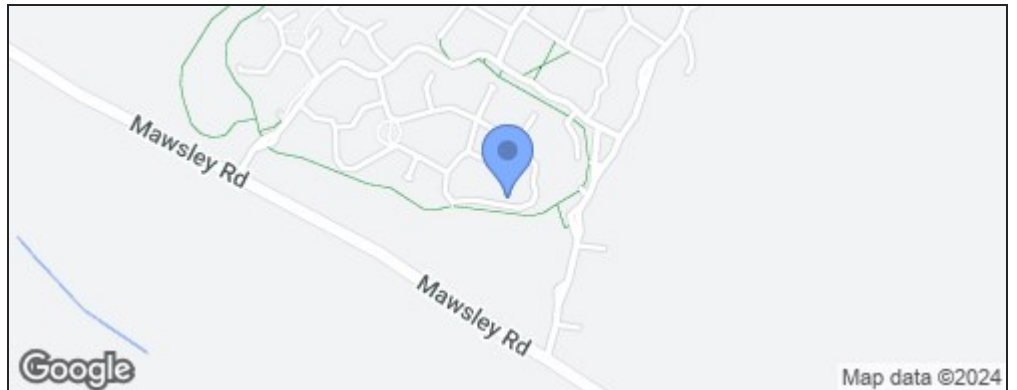


1ST FLOOR



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		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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