

**43 School Road
Mawsley Village
KETTERING
NN14 1SN**

Guide Price £475,000



- FIVE BEDROOM DETACHED
- KITCHEN/BREAKFAST ROOM
- FOUR BATHROOMS
- LOVELY VIEWS OVER ECO MEADOW AND COUNTRYSIDE
- DOUBLE GARAGE WITH OFF ROAD PARKING FOR FOUR
- THREE RECEPTION ROOMS
- UTILITY ROOM
- VERSATILE LIVING SPACE
- QUIET VILLAGE LOCATION
- ENERGY EFFICIENCY RATING TBA

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming Mawsley Village just south of Kettering, this modern detached house built in 2009 by Messrs Taylor Wimpey in 'The Malsor' design offers a perfect blend of comfort and style. Boasting three reception rooms and five spacious bedrooms, this property provides ample space for a growing family or those who love to entertain.

With four bathrooms, there will be no more morning queues, ensuring a stress-free start to your day. The property also features a double garage and off-road parking for up to four extra vehicles, making parking a breeze for both residents and guests.

One of the highlights of this property is the stunning views it offers over the Eco-Meadow and picturesque countryside, providing a tranquil and scenic backdrop to everyday life. The separate reception rooms offer versatility and privacy, catering to various needs and preferences.

Whether you're looking for a peaceful retreat or a place to call home, this five-bedroom detached house on School Road is sure to impress with its modern amenities, ample parking, and beautiful surroundings.

Ground Floor

Entrance Hall

Enter via composite door with two obscure inset windows, stairs leading to first floor landing, high gloss tiled flooring, ceiling smoke alarm, radiator, doors to;

Study

7'3" x 7'0" (2.23 x 2.15)

UPVC double glazed window to front aspect, TV point, telephone point, fuse box, radiator.

Dining Room

11'3" x 8'8" (3.45 x 2.65)

UPVC double glazed window to front aspect, high gloss tiled flooring, radiator.

Lounge

16'4" x 11'4" (4.99 x 3.47)

UPVC double glazed French doors with wing windows to rear aspect, feature electric stove, tiled hearth with wooden surround and mantle, Karndean flooring, TV point, radiator.

Kitchen/Breakfast Room

14'2" x 11'9" (4.32 x 3.60)

Two UPVC double glazed windows to rear aspect, Shaker style wall and base mounted units with drawers, rolled top work surfaces and splash backs, integrated Zanussi double oven with gas hob and stainless steel extractor hood over, stainless steel splash back, integrated fridge freezer, integrated dish-washer, one and a half bowl stainless sink with drainer and mixer tap over, TV point, high gloss tiled flooring, radiator, door to utility.

Utility Room

7'1" x 5'4" (2.16 x 1.65)

UPVC double glazed half panel door to side access, Shaker style base mounted units, rolled top work surfaces with splash backs, space/plumbing for washing machine, space for fridge or tumble dryer, stainless steel sink with drainer and mixer tap over, high gloss tiled flooring, radiator.

Downstairs Cloakroom

Pedestal wash hand basin, low level W/C, tiled splash backs, extractor fan, high gloss tiled flooring, radiator.

First Floor

First Floor Landing

Airing cupboard, radiator, doors to;

Bedroom One

18'4" max x 13'9" (5.60 max x 4.20)

Stunning views over-looking Eco-Meadow and countryside beyond. Two UPVC double glazed windows to front aspect, built in triple mirrored wardrobes, TV point, radiator, door to en-suite.

En-Suite to Bedroom One

7'3" x 6'6" (2.22 x 2.00)

UPVC obscure double glazed window to front aspect, shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, electric shaving point, extractor fan, radiator.

Bedroom Three

11'4" x 11'3" (3.47 x 3.45)

UPVC double glazed window to rear aspect, TV point, radiator, door to Jack and Jill bathroom.

Jack And Jill Bathroom

8'1" x 5'1" (2.47 x 1.57)

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

Bedroom Five

9'1" x 8'2" (2.77 x 2.51)

UPVC double glazed window to rear aspect, TV point, radiator, door to Jack and Jill bathroom.

Family Bathroom

7'3" x 6'10" (2.21 x 2.10)

UPVC obscure double glazed window to side aspect, white suite comprising of panel bath, pedestal wash hand basin with close coupled W/C, half tiled splash backs, extractor fan, radiator.

Second Floor

Second Floor Landing

Loft hatch entrance boarded on stilts and loft ladder, doors to;

Bedroom Two

13'4" x 11'6" (4.07 x 3.53)

Stunning views over-looking the Eco Meadow and countryside beyond. Dual aspect, UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, TV point. storage in the eaves, radiator.

Bedroom Four

13'4" x 7'4" (4.07 x 2.24)

Stunning views over-looking the Eco meadow and countryside beyond. Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, TV point, radiator.

Shower Room

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

Externally**Front Garden**

Established and mature hedgerow to front of the property, path leading to front door, laid to lawn, decorative stones, established shrubs and bushes, gate into rear garden, outside lighting.

Rear Garden

South Easterly aspect. Laid to lawn, large patio area, established shrubs, bushes and tree, decorative stones, water butt, outside tap, outside lighting, path leading to gate for front access, gate leading to garage and off parking parking, fully surrounded by wooden panel fencing.

Double Garage

Up and over doors, power and light connected, security light, off parking parking for four vehicles.

Agents Notes

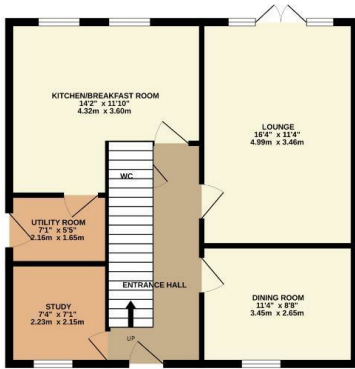
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Council Tax Band F



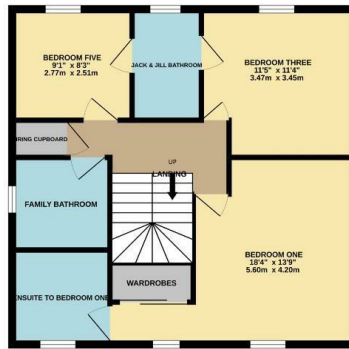




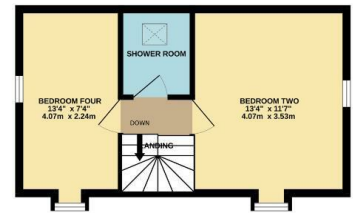
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		
(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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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.