

**7 Link Lane
Mawsley Village
KETTERING
NN14 1GD**

£1,300 Per Month



- AVAILABLE MID SEPTEMBER
- DUAL ASPECT LOUNGE
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- GARAGE AND OFF ROAD PARKING

- DETACHED HOUSE
- DININ ROOM
- TWO BATHROOMS
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING: TBA

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Mid September****. A lovely family three bedroom detached home FOR LET in the sought after modern village of Mawsley. Close to all the excellent amenities that this lovely village has to offer. The accommodation which comprises in brief; entrance hall, lounge, kitchen, dining room and downstairs cloakroom. To the first floor there are three bedrooms with en-suite to master and a family bathroom. Externally property front and good sized established rear garden, along with garage and off road parking. *****UNFURNISHED***** Sorry no pets.

More internal photos to follow

Ground Floor

Entrance Hall

Enter via obscure half panel door, tiled flooring, arch way into inner hall, stairs leading to first floor landing, ceiling coving, ceiling smoke alarm, radiator, doors to;

Lounge

19'8" x 10'6" (6.00 x 3.22)

Dual aspect. Enter via double wooden half glass panel doors, double glazed window to front aspect, double glazed French doors into rear garden, feature gas fire and composite surround, ceiling coving, two TV points, wood effect laminate flooring, two radiators.

Kitchen

11'7" x 8'6" (3.54 x 2.60)

Double glazed window to rear aspect, half panel glazed door to the side aspect, modern wall and base mounted units with drawers, roll top work surfaced, tiled splash backs, double integrated oven with ceramic hob and stainless steel extractor hood over, integrated fridge/freezer, integrated dish washer, space/plumbing for washing machine, ceiling spot lights, storage cupboard, stainless steel sink with drainer and mixer tap over, tiled flooring, arch way into dining area, radiator.

Dining Room

10'7" x 7'9" (3.24 x 2.37)

Double glazed window to front aspect, arch way into kitchen, ceiling coving, door into hallway, tiled flooring, radiator.

Downstairs Cloakroom

Obscure double glazed window to rear aspect, pedestal wash hand basin, low level W/C, half tiled splash backs, tiled flooring, radiator.

First Floor

First Floor landing

Double glazed window to rear aspect, ceiling coving, loft hatch entrance, storage cupboard, ceiling smoke alarm, doors to;

Bedroom One

14'7" x 11'3" (4.46 x 3.45)

Two double glazed windows to front aspect, built in double wooden wardrobes, ceiling coving, TV point, telephone point, wood effect laminate flooring, radiator, door to en-suite;

En-Suite to Bedroom One

7'3" x 4'4" (2.23 x 1.34)

Obscure double glazed window to side aspect, double shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling extractor fan, electric shaving point, tiled flooring, chrome wall mounted heated towel rail.

Bedroom Two

11'1" x 9'0" (3.38 x 2.75)

Double glazed window to front aspect, built in triple wooden wardrobes, wood effect laminate flooring, radiator.

Bedroom Three

10'4" x 8'1" (3.17 x 2.47)

Double glazed window to rear aspect, built in triple wooden wardrobes, radiator.

Family Bathroom

8'0" x 5'4" (2.45 x 1.65)

Double glazed window to rear aspect, white suite comprising P shaped bath with shower over and mixer taps, pedestal wash hand basin, low level W/C, half tiled splash backs, electric shaving point, ceiling extractor fan, tiled flooring, chrome wall mounted heated towel rail.

Externally

Front Garden

Laid to lawn, decorative stones, established trees, shrubs and bushes, path to front door and storm porch, outside light, picket fence, gate into rear garden.

Rear Garden

Laid to lawn, patio area, path and steps leading to side door into garage, outside tap, outside light, established tree, shrubs and bushes, large wooden shed, gate to front access, surrounded by brick wall and wooden panel fencing.

Single Garage

Up and over door, power and light connected, off road parking.

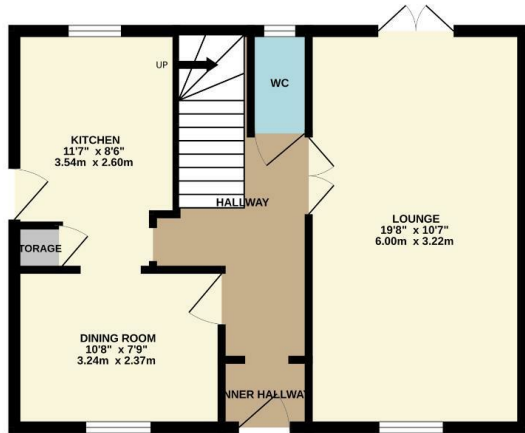
Agents Notes

Local Authority: North Northamptonshire

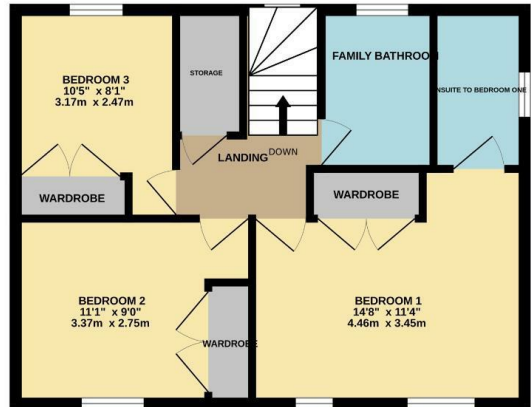
Council Tax Band D



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