

**20 Mawsley Chase
Mawsley Village
KETTERING
NN14 1TQ**

Guide Price £210,000



- NO ONWARD CHAIN
- TWO BEDROOMS
- FAMILY BATHROOM
- VILLAGE LOCATION
- GARAGE WITH OFF ROAD PARKING

- END OF TERRACE
- LOUNGE/DINER
- FIRST TIME BUYERS OR INVESTOR
- CLOSE TO AMENITIES
- ENERGY EFFICIENCY RATING C

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom end of terrace property with No Onward Chain located in the modern and picturesque Mawsley Village. Within walking distance of all the excellent facilities and countryside walks the village has to offer this property is the perfect first time buy or buy to let and comprises in brief; entrance hall, kitchen, lounge/diner and downstairs cloakroom. To the first floor there are two bedrooms and a family bathroom. Externally the property boasts front and rear gardens, off road parking and a single garage.

Entrance Hall

Enter via hardwood door with obscure inset window, wooden laminate flooring, dog leg stairs to first floor landing, coir matting, ceiling smoke alarm, radiator, doors to;

Kitchen

10'4" x 5'8" (3.17 x 1.75)

Double glazed window to front aspect, modern kitchen with wooden wall and base mounted units, rolled top work surfaces, integrated electric oven with gas hob and extractor hood over, space/plumbing for washing machine, space for fridge freezer, stainless steel sink with drainer and mixer tap over, tiled splash backs, tiled flooring, radiator.

Lounge/Diner

13'3" x 12'10" (4.06 x 3.92)

L-Shaped. Double glazed window to rear aspect, double glazed French doors to rear garden, TV point, telephone point, under stairs storage cupboard, radiator.

Downstairs Cloakroom

Obscure double glazed window to front aspect, pedestal wash hand basin, low level WC, tiled splash backs, fuse box, radiator.

First Floor Landing

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

Bedroom One

12'6" x 12'4" (3.82 x 3.78)

L-Shaped. Double glazed window to front aspect, telephone point, radiator, door to airing cupboard.

Bedroom Two

11'3" x 6'3" (3.44 x 1.91)

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

Family Bathroom

5'7" x 6'3" (1.71 x 1.93)

Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs, extractor fan, chrome wall mounted heated towel rail.

Front Garden

Storm Porch, decorative stone either side of path to front door, established shrub and bush, outside light.

Rear Garden

Laid to lawn, patio area, established plants, shrubs, bushes and tree, decorative stone area, outside tap, path leading to access door at rear of garage.

Garage

Up and over door, power and light connected, off road parking set in a courtyard.

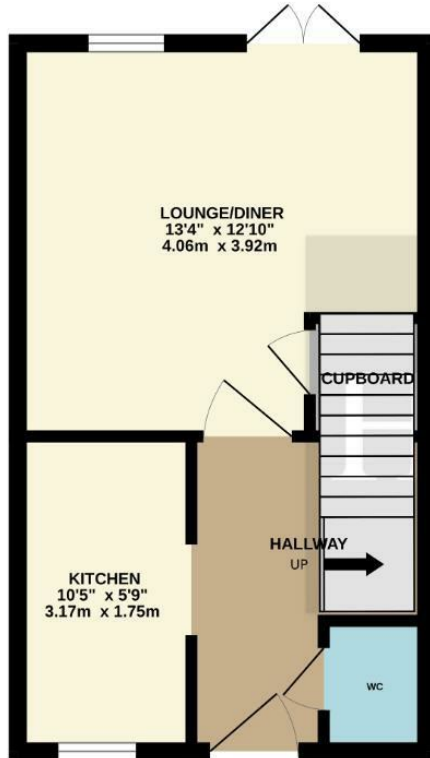
Agents Notes

Local Authority: North Northamptonshire

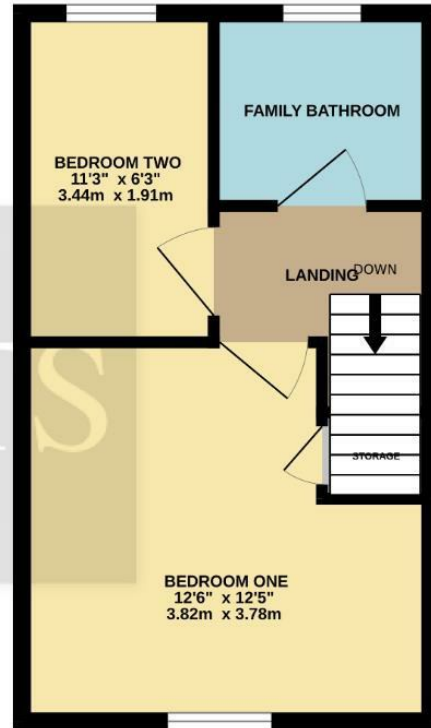
Council Tax Band B



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
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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	



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.