

**20 Main Street
Mawsley Village
KETTERING
NN14 1GA**

Guide Price £335,000



- SEMI DETACHED
- REFITTED KITCHEN/DINER
- REFITTED EN-SUITE
- VILLAGE LOCATION
- GARAGE AND OFF ROAD PARKING

- THREE DOUBLE BEDROOMS
- CONVERSATORY
- CLOSE TO AMENITIES
- BEAUTIFULLY PRESENTED
- ENERGY EFFICIENCY RATING: D

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Nestled in the charming Mawsley Village, Kettering, this beautifully presented semi-detached house offers a perfect blend of modern living and countryside charm. Built in 2002, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a well-appointed reception room that exudes warmth and comfort. The heart of the home is undoubtedly the refitted kitchen/diner, which provides a delightful space for both cooking and entertaining. This area is designed to cater to modern lifestyles, ensuring that family meals and gatherings are a pleasure.

The property features two well-designed bathrooms, providing convenience for busy households. Outside, the westerly rear garden is a lovely retreat, perfect for enjoying the afternoon sun or hosting summer barbecues. Additionally, the garage and off-road parking for two vehicles offer practicality and ease, a rare find in many modern homes.

Situated close to local amenities, this residence allows for easy access to shops and services, while also being in proximity to picturesque countryside walks. This combination of convenience and natural beauty makes it a desirable location for those who appreciate both urban and rural living.

In summary, this modern semi-detached house on Main Street is a fantastic opportunity for anyone looking to settle in a vibrant community with ample space and modern comforts. Don't miss the chance to make this delightful property your new home.

Ground Floor

Entrance Hall

Enter via UPVC composite door with obscure inset window, stairs to first floor landing, ceiling coving, Karndean flooring, coir mat, ceiling smoke alarm, radiator, Oak veneer doors to;

Kitchen/Diner

19'9" x 10'7" max (6.02 x 3.25 max)

Refitted. Dual aspect. Enter via Oak veneer door, UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, UPVC half panel obscure double glazed door for access into the garden, Howdens 'shaker style' kitchen, clever storage features with soft touch drawers and cupboards, solid Oak work tops, tiled splash backs, integrated Neff Pyrolytic self cleaning oven, Neff gas hob with Neff stainless steel extractor fan over, space/plumbing for washing machine, space/plumbing for dish-washer, storage/larder space for fridge freezer, socket with USB chargers, Karndean flooring, ceiling spot lights, fuse box, radiator.

Lounge

19'9" x 10'7" (6.02 x 3.24)

Dual aspect. Enter via Oak veneer glass double doors, UPVC double glazed window to front aspect, glazed doors to conservatory, feature gas fire with composite surround and hearth, ceiling coving, Karndean flooring, TV point, telephone point, two radiators.

Downstairs Cloakroom

Refitted. Enter via Oak veneer door, UPVC double glazed window to rear aspect, ceramic sink with vanity under, tiled splash backs, low level W/C, Karndean flooring, radiator.

Conservatory

12'1" x 7'10" (3.70 x 2.39)

UPVC double glazed windows with UPVC double glazed French doors into rear garden, insulated tiled roof, dwarf wall, power and light connected, tiled under floor heating, radiator.

First Floor

First Floor Landing

UPVC double glazed window to rear aspect, loft hatch entrance, storage cupboard, ceiling smoke alarm, radiator, Oak veneer doors to;

Bedroom One

14'6" x 11'4" max (4.44 x 3.47 max)

Enter via Oak veneer door, two UPVC double glazed windows to front aspect, double wooden built in wardrobes, TV point, radiator, Oak veneer door to en-suite;

En-Suite To Bedroom One

7'4" x 4'3" (2.24 x 1.32)

Refitted. Double shower tiled flooring to ceiling, ceramic sink with vanity unit under, low level W/C, fully tiled, electric shaving point, ceiling extractor fan, radiator.

Bedroom Two

11'3" x 9'1" (3.43 x 2.79)

Enter via Oak veneer door, UPVC double glazed window to front aspect, radiator.

Bedroom Three

10'5" x 8'0" (3.18 x 2.46)

Enter via Oak veneer door, UPVC double glazed window to rear aspect, radiator.

Family Bathroom

8'2" x 5'6" (2.49 x 1.68)

UPVC double glazed window to rear aspect, white suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin, low level W/C, half tiled splash backs, electric shaving point, ceiling extractor fan, wood effect flooring, radiator.

Externally

Front Garden

Low maintenance, storm porch, established shrubs and bushes, rose plants, established box hedging, outside light, path leading to side gate and rear garden, wooden picket fence.

Rear Garden

Westerly aspect. Laid to lawn, two patio areas, wooden sleepers with raised bedding, shrubs and bushes, tree, outside tap, outside light, integral door into garage, fully surrounded wooden panel fencing and brick wall, path leading to rear gate into the courtyard with off road parking for two vehicles.

Single Garage

Up and over door, power and light connected, integral door into rear garden, off road parking for two vehicles.

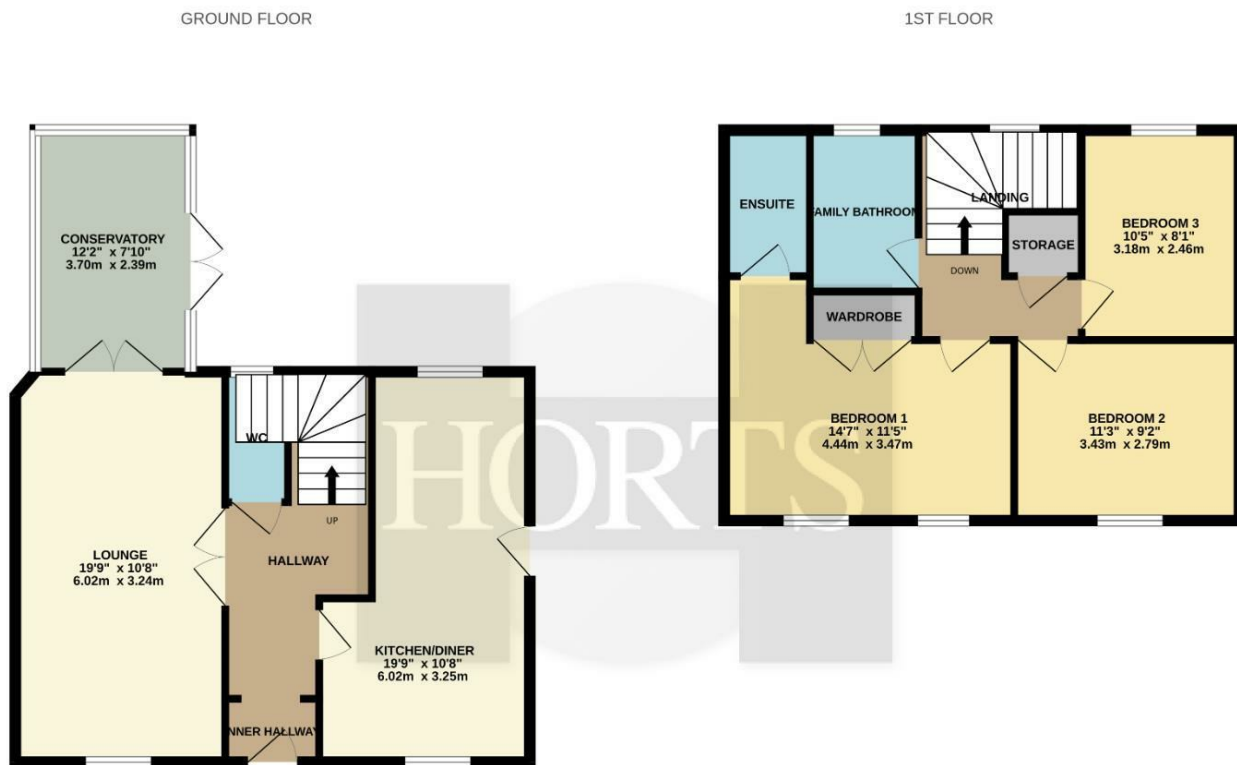
Agents Notes

Local Authority: North Northamptonshire Council

Council Tax Band - D







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	68	85
(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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