

**28 Long Breech
Mawsley Village
KETTERING
NN14 1TR
£210,000**



- SEMI DETACHED
- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING

- LOUNGE/DINER
- BEAUTIFULLY PRESENTED
- QUIET VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Mawsley, Kettering, this modern semi-detached house offers a delightful blend of comfort and style. Built in 2007, the property is beautifully presented and boasts a contemporary design that is sure to appeal to a variety of buyers.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The house features two well-proportioned bedrooms, ideal for a small family, a couple, or even as a potential investment opportunity. The bathroom is thoughtfully designed, ensuring convenience and comfort for everyday living.

One of the standout features of this property is its low maintenance gardens, which allow you to enjoy outdoor space without the burden of extensive upkeep. The quiet village location enhances the appeal, providing a peaceful retreat while still being within easy reach of local amenities.

This semi-detached house in Long Breech is an excellent choice for those seeking a modern home in a tranquil setting. With its attractive presentation and practical layout, it is a property that truly deserves your attention.

Ground Floor

Entrance Hall

Enter via a composite door with obscure inset windows, dog leg stairs to the first floor landing, coir matting, ceiling smoke alarm, radiator, doors to;

Kitchen

10'4" x 5'8" (3.15 x 1.75)

UPVC double glazed window to front aspect, 'shaker' style wall and base mounted units with drawers, roll top work surfaces, tiled splash backs. integrated Zanussi oven with gas hob and extractor hood over, integrated fridge freezer, integrated washing machine, stainless steel sink with drainer and mixer tap over, telephone point, tiled flooring, radiator.

Lounge/Diner

13'4" x 12'11" (4.08 x 3.95)

L-Shaped. UPVC double glazed French door into rear garden, UPVC double glazed window to rear aspect, TV point, telephone point, under stairs storage cupboard, two radiators.

Downstairs Cloakroom

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

First Floor

First Floor Landing

UPVC double glazed window to side aspect, loft hatch entrance part boarded with ladders, ceiling smoke alarm, radiator, doors to;

Bedroom One

12'10" x 12'6" (3.93 x 3.82)

L-Shaped. UPVC double glazed window to front aspect, two double built-in wooden wardrobes, TV point, telephone point, storage cupboard, radiator.

Bedroom Two

11'3" x 6'4" (3.44 x 1.94)

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

Family Bathroom

6'4" x 5'6" (1.94 x 1.69)

UPVC obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling spot lights, ceiling extractor fan, radiator.

Externally**Front Garden**

Low maintenance. Outside light, path to front door and side gate into rear garden, bin storage area, decorative stones, surrounded by fence and established bushes.

Rear Garden

Low maintenance and tiered. Two patio areas, wooden sleepers with borders, established plants and shrubs, Yucca plant, water butt, outside tap, side access with gate to front aspect, fully surrounded by wooden panel fencing.

Off Road Parking

Dedicated off road parking spot.

Agents Notes

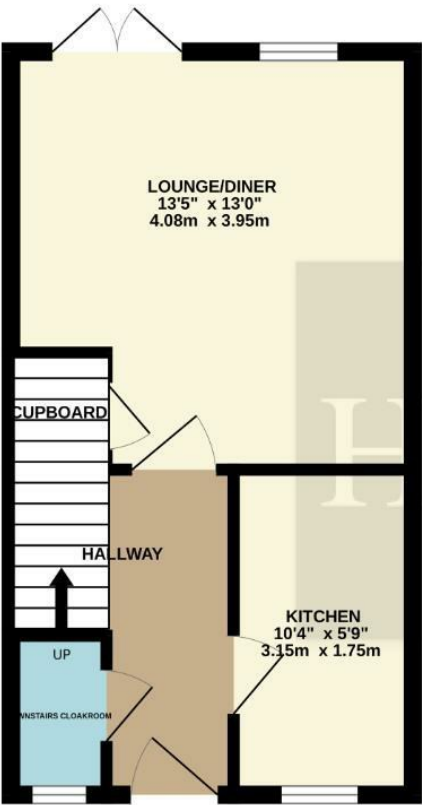
Local Authority: North Northamptonshire

Council Tax Band: B

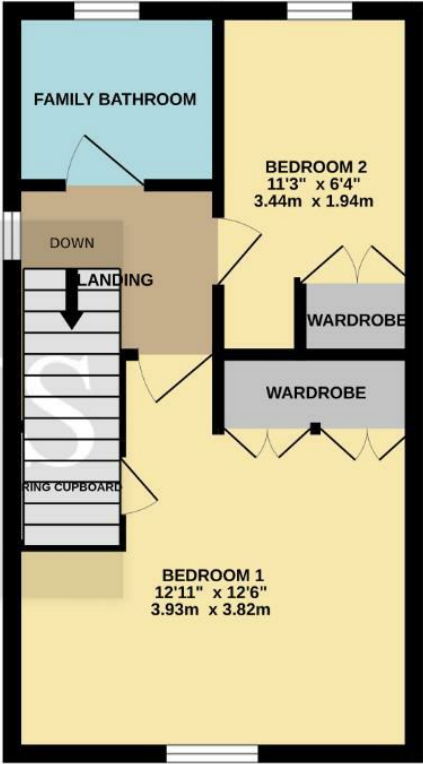




GROUND FLOOR



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.
Made with Metropix 5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	79	
(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		



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.