

**10 Barnwell Court
Mawsley Village
KETTERING
NN14 1FG**

£775 Per Month



- **GROUND FLOOR FLAT**
- **KITCHEN/BREAKFAST ROOM**
- **REAR GARDEN**
- **COMMUNAL RESIDENT PARKING**

- **OPEN PLAN LIVING**
- **LOVELY VIEWS TO REAR**
- **CLOSE TO AMENITIES**
- **ENERGY EFFICIENCY RATING B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** AVAILABLE END OF APRIL **** An open plan one bedroom ground floor flat with REAR GARDEN is available for LET. It is in the process of being decorated throughout. Situated in the heart of the modern sought after village of Mawsley. Close to all the amenities this lovely village has to offer the accommodation briefly comprises; communal entrance hall, open plan lounge, open plan kitchen/breakfast room, double bedroom, a bathroom and private garden space and communal area, communal resident parking..***** UNFURNISHED ***** Sorry no pets.

Communal Entrance

Security entry system.

lounge

16'9" x 9'7" (5.12 x 2.93)

Enter via hardwood door, open plan, UPVC double glazed door into rear garden, lovely views over the countryside, TV point, telephone point, laminate flooring, door entry system, ceiling smoke alarm, radiator.

Kitchen/Breakfast Room

15'5" x 9'5" (4.70 x 2.89)

Open plan. Double glazed window to rear aspect, double glazed window to side aspect, wooden wall and base mounted units with drawers, rolled top work surfaces, tiled splash backs, integrated stainless steel oven with gas hob and extractor hood over, one and half bowl stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, space for fridge freezer, ceiling spot lights, loft hatch entrance, storage cupboard, laminate flooring, radiator.

Bedroom One

12'4" x 9'6" (3.77 x 2.90)

Double glazed window to front aspect, TV point, telephone point, radiator.

Family Bathroom

6'9" x 6'5" (2.07 x 1.98)

Obscure double glazed window to front aspect, white suite comprising of panel bath with shower over, tiled splash backs, pedestal wash hand basin with close coupled W/C, electric shaving point, extractor fan, radiator.

Rear Garden

Private rear garden, patio area, decorative stone areas, outside light, side aspect with gate leading to front access, water butt, fully surrounded by wooden panel fence and established hedgerow.

Parking

Communal resident parking.

Agency Notes

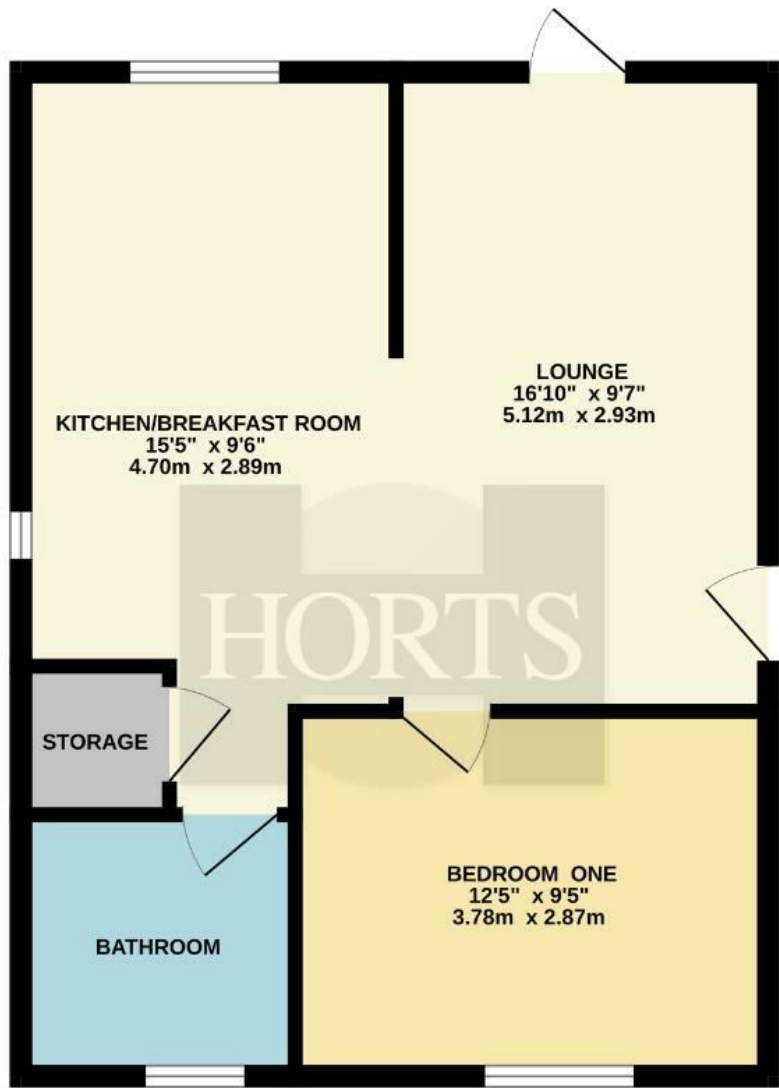
Local Authority: North Northamptonshire Council
Council Tax Band - B

****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.



GROUND 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		
(81-91) B		
(69-80) C	79	79
(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.