

**29 Rose Hill Way  
Mawsley Village  
KETTERING  
NN14 1TT**

**Guide Price £175,000**



- NO CHAIN
- OPEN PLAN LIVING
- EN-SUITE TO BEDROOM ONE
- SINGLE GARAGE AND OFF ROAD PARKING

- TWO BEDROOM APARTMENT
- LOUNGE/DINER
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING: C

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Nestled in the charming village of Mawsley, Kettering, this modern two-bedroom flat on Rose Hill Way presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Built in 2008, the property boasts a contemporary design and is offered with NO ONWARD CHAIN, ensuring a smooth transition for its new owners.

Upon entering, you will find a spacious open-plan living area that seamlessly combines the kitchen and lounge, creating a perfect space for relaxation and entertaining. The flat features two well-proportioned bedrooms, providing ample space for comfortable living. With two bathrooms, including an en-suite to bedroom one, convenience is at the forefront of this property's design.

In addition to its appealing interior, this flat comes with the added benefit of a garage and allocated off-road parking, a rare find in such a tranquil setting. The quiet village location allows for a peaceful lifestyle while still being close to essential amenities, making it an ideal choice for those who appreciate both serenity and convenience.

This property is not just a home; it is a lifestyle choice, offering a harmonious blend of modern living in a picturesque village. Whether you are looking to settle down or invest, this flat is a remarkable find that should not be missed.

### **Entrance Hall**

Enter via hard wood door with obscure double glazed inset window, stairs leading to first floor, ceiling smoke alarm, fuse box, radiator, door to;

### **Lounge/Diner**

17'8" x 11'3" (5.41 x 3.45)

Two double glazed windows to rear aspect, TV point, two telephone points, ceiling smoke alarm, archway to kitchen, two radiators.

### **Kitchen**

11'8" x 6'0" (3.57 x 1.83)

Double glazed window to front aspect, modern wall and base mounted units with drawers, roll top work surfaces and splash backs, integrated electric oven and gas hob with stainless steel extractor fan over, stainless steel splash back, integrated washing machine, integrated fridge/freezer, stainless steel sink with drainer and mixer tap over, ceiling extractor fan, high gloss tiled flooring, door to storage cupboard, radiator.

### **Landing**

Loft hatch entrance, ceiling smoke alarm, radiator, doors to;

### **Bedroom One**

13'5" x 8'1" (4.11 x 2.47)

Double glazed windows to rear aspect, TV point, telephone point, radiator, door to en-suite.

### **En-Suite to Bedroom One**

8'0" inc shower x 5'10" (2.45 inc shower x 1.80)

Obscure double glazed window to rear aspect, single shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, half tiled splash backs, electric shaving point, ceiling extractor fan, wood effect flooring, radiator.

**Bedroom Two**

9'2" x 9'1" max (2.81 x 2.78 max)

L-Shaped. Double glazed window to front aspect, radiator.

**Family Bathroom**

7'7" x 5'6" (2.33 x 1.68)

Obscure double glazed window to front aspect, white suite comprising of panel bath, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling extractor fan, electric shaving point, airing cupboard, wood effect flooring, radiator.

**Single Garage**

Up and over door, allocated off road parking for one vehicle.

**Lease details**

125 years lease from 2008, ground rent £250 for the year, services charges to be confirmed.

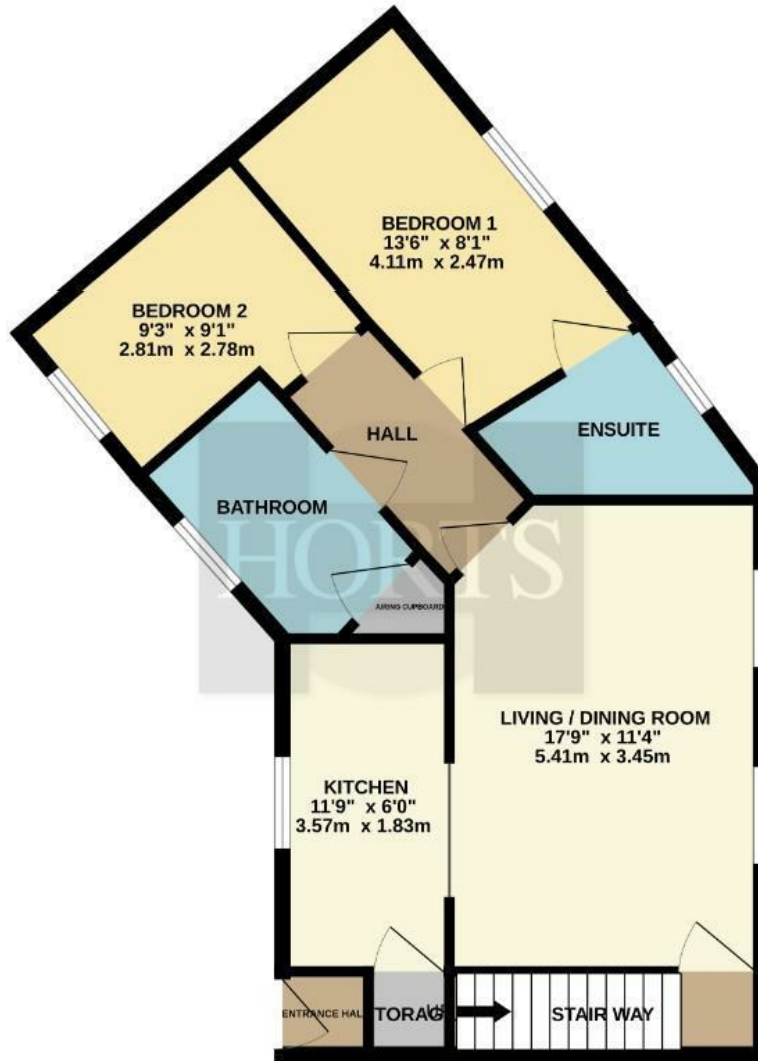
**Agents notes**

Local Authority: North Northamptonshire Council

Council Tax Band - B



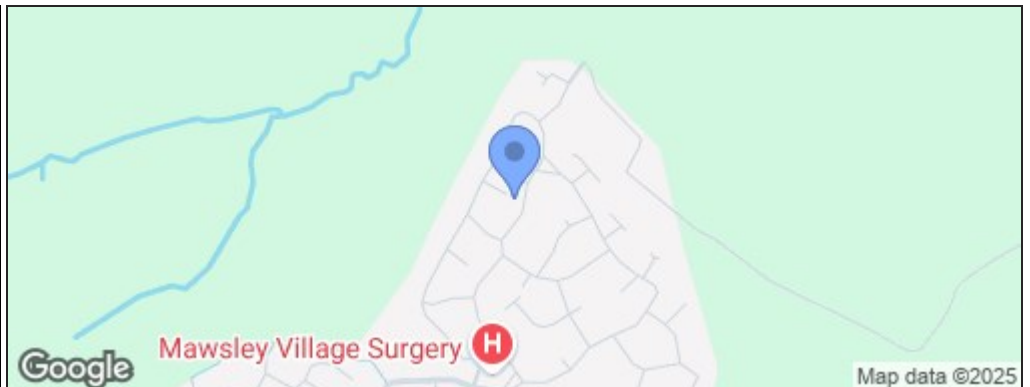
# FIRST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.