

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

Guide Price £295,000



- **END OF TERRACE**
- **LOUNGE/DINER**
- **TWO BATHROOMS**
- **QUIET VILLAGE LOCATION**
- **GARAGE WITH OFF ROAD PARKING**

- **KITCHEN/BREAKFAST ROOM**
- **THREE DOUBLE BEDROOMS**
- **LANDSCAPED REAR GARDEN**
- **CLOSE TO AMENITIES**
- **ENERGY EFFICIENCY RATING TBA**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Perfectly positioned in the charming Mawsley Village, this beautifully presented end-terrace townhouse offers a perfect blend of modern living and comfort. Built in 2006, the property boasts three spacious double bedrooms, making it an ideal home for growing families or those seeking extra space.

Upon entering, you will find a welcoming reception room that that overlooks the rear garden and provides a warm atmosphere for relaxation and entertaining along with a kitchen/breakfast room. The house features two well-appointed bathrooms, ensuring convenience for all residents.

One of the standout features of this property is the westerly rear garden, which is perfect for enjoying the afternoon sun and hosting gatherings with friends and family. Additionally, the property includes a garage with ample off-road parking for a further three vehicles, a rare find in such a desirable location.

This home is ready for you to move in and make it your own. Mawsley Village is known for its community spirit and picturesque surroundings, making it a wonderful place to live. This modern end-terrace townhouse is not just a house; it is a place where memories can be made. Don't miss the opportunity to view this exceptional property.

Ground Floor

Entrance Hall

Enter via a composite door with obscure inset windows, double glazed window to front aspect, stairs to first floor landing, ceiling smoke alarm, laminate wood effect flooring, radiator, doors to;

Kitchen/Breakfast Room

13'4" x 8'5" (4.08 x 2.57)

Double glazed window to front aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, double integrated oven with gas hob and extractor hood over, space/plumbing for washing machine, space/plumbing for dish-washer, space for fridge/freezer, high gloss tiled flooring, radiator.

Lounge/Diner

15'4" x 12'2" (4.68 x 3.71)

UPVC double glazed French doors into rear garden, double glazed window to rear aspect, TV point, telephone point, laminate wood effect flooring, radiator.

Downstairs Cloakroom

Pedestal wash hand basin, low level W/C, tiled splash backs, ceiling extractor fan, tiled flooring, radiator.

First Floor

First Floor Landing

Double glazed window to front aspect, stairs to second floor landing, airing cupboard, ceiling smoke alarm, radiator, doors to;

Bedroom Two

15'4" x 8'7" (4.69 x 2.64)

Two double glazed windows to rear aspect, wooden laminate flooring, radiator.

Bedroom Three

9'9" x 8'7" (2.99 x 2.64)

Double glazed window to front aspect, wooden laminate flooring, radiator.

Family Bathroom

8'7" x 6'11" (2.63 x 2.12)

Refurbished. Free standing bath, free standing tap with hand held shower attachment over, pedestal wash hand basin, low level W/C, tiled splash backs, tiled flooring, ceiling extractor fan, chrome heated towel rail.

Second Floor

Second Floor Landing

Obscure double glazed window to side aspect, ceiling smoke alarm, radiator, door to;

Bedroom One

16'7" x 11'10" (5.06 x 3.61)

Double glazed windows to front aspect, TV point, telephone point, loft hatch entrance, radiator, door to en-suite;

En-Suite to Bedroom One

9'4" x 5'0" (2.87 x 1.54)

Double glazed Velux window, shower cubicle tiled flooring to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, electric shaving point, ceiling extractor fan, laminate flooring, radiator.

Externally

Front Garden

Low maintenance. Steps leading to front door, decorative stones, outside light, established bushes, wrought iron railings.

Rear Garden

Westerly facing private rear garden, decked area, decorative stone area, wooden sleepers with raised bedding, established plants, shrubs and bushes, outside light, gate to garage and off road parking, fully surrounded by wooden panel fencing.

Single Garage

Up and over door, power and light connected, water tap, off road parking for up to three vehicles.

Agents Notes

Local Authority: North Northamptonshire Kettering Area

Council Tax Band: C

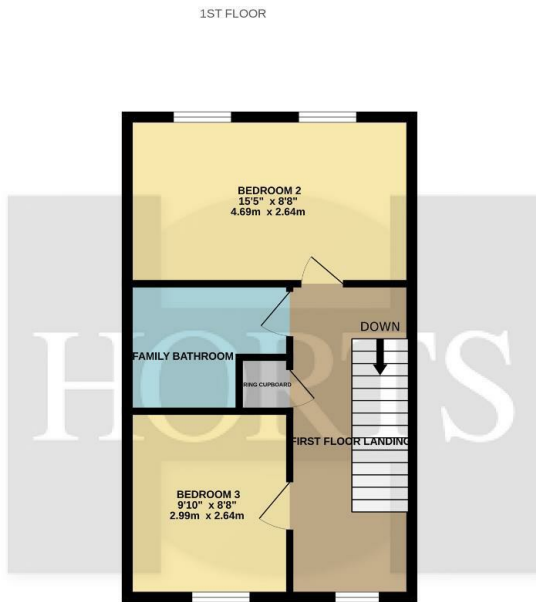
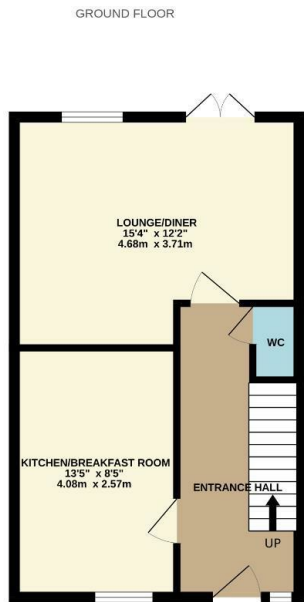
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
(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.