

**68 Old Gorse Way
Mawsley Village
KETTERING
NN14 1GJ**

£2,250 Per Month



- **EXTENDED DETACHED**
- **THREE STOREY**
- **KITCHEN/DINER/FAMILY ROOM**
- **FLEXIBLE FAMILY LAYOUT**
- **DOUBLE GARAGE WITH MULTIPLE ORP**

- **FIVE BEDROOMS**
- **LARGE CORNER PLOT**
- **THREE REFITTED BATHROOMS**
- **SEPARATE RECEPTIONS**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

*** Available End of June For Let *** Prime location combines with spacious family friendly living to provide the perfect combination within the lovely semi-rural and picturesque Mawsley Village. Situated in a dominant position, on a large corner plot, sits this impressive and extended five bedroom three storey detached residence incorporating multiple upgrades and enhancements by the current owners. Countryside walks on your doorstep alongside fantastic facilities and amenities within Mawsley Village make this a lovely home for any family, with the property comprising in brief; entrance hall, dual aspect lounge, dining room, extended kitchen/diner/family room, utility and downstairs cloakroom. The first floor offers three bedrooms with refitted en-suite facilities to bedrooms one and two. The second floor boasts two further multiple aspect front to back spacious bedrooms and a refitted shower room. Externally the impressive plot benefits from landscaped front and rear gardens which wrap around to both sides, a partitioned double garage incorporating external home office with rear garden views, off road parking for three vehicles and an electric charging station. New UPVC windows and doors alongside Karndean flooring throughout the downstairs rooms and bathrooms complete this superb family home. ***UNFURNISHED*** Sorry No pets.

Ground Floor

Entrance Hall

Enter via a hard wood door with two inset windows and obscure glass panel topper, stairs to first floor landing, Karndean flooring, under stairs storage cupboard, ceiling smoke alarm, radiator, doors to;

Lounge

19'2" x 11'2" (5.85 x 3.42)

UPVC double glazed window to front aspect, double glazed French doors with wing windows into dining/family room, feature log effect gas fire with marble hearth, plinth and surround, Karndean flooring, TV point, telephone point, two radiators.

Dining Room

10'9" x 10'5" (3.30 x 3.20)

UPVC double glazed window to front aspect, Karndean flooring, radiator.

Kitchen/Diner/Family Room

29'9" max x 15'2" max (9.08 max x 4.64 max)

Extended with triple aspect. UPVC double glazed French doors into rear garden, UPVC double glazed window to side aspect, UPVC double glazed windows to rear aspect, two double glazed Velux windows to rear aspect, double glazed French doors with wing windows to lounge, modern and refitted Howdens kitchen to include soft touch wall and base mounted units with drawers and clever storage features, integrated Neff appliances including two pyrolytic self cleaning ovens, dishwasher, induction hob with extractor hood over, fridge and freezer, grey slate effect work surfaces and splash backs, Karndean flooring, one and a half bowl composite sink and drainer with Insinkerator mixer tap over, breakfast bar, downlighters, ceiling spot lights, graphite long bar radiator.

Utility Room

7'3" x 5'2" (2.22 x 1.58)

UPVC stable door with obscure window to side aspect, multiple wall and base mounted units, space/plumbing for washing machine, space plumbing for spin dryer, Karndean flooring, electric fuse box, radiator.

Downstairs Cloakroom

Pedestal wash hand basin with vanity unit under, low level W/C, tiled splash backs, Karndean flooring ceiling extractor fan, radiator.

First Floor

First Floor Landing

Dog leg stairs leading to second floor landing, ceiling smoke alarm, radiator, doors to;

Bedroom One

16'8" x 11'3" (5.09 x 3.45)

UPVC double glazed window to front aspect, two double built in wooden wardrobes, TV point, telephone point, two radiators, dressing area with built in double wooden wardrobes, door to en-suite.

En-Suite to Bedroom One

7'4" x 5'6" (2.25 x 1.68)

Refitted. UPVC obscure double glazed window to rear aspect, white suite comprising of kidney shaped bath with Amazon rainfall shower over and additional hand held shower attachment, pedestal wash hand basin, low level W/C, fully tiled splash backs, Karndean flooring, electric shaving point, extractor fan, chrome wall mounted heated towel rail.

Bedroom Two

12'1" x 8'3" (3.69 x 2.54)

UPVC double glazed window to front aspect, treble built in wardrobes, double built in wardrobes, Karndean flooring, ceiling spot lights, radiator, door to en-suite.

En-Suite to Bedroom Two

10'4" x 6'11" (3.17 x 2.13)

Refitted. UPVC obscure double glazed windows to rear aspect, Amazon rainfall double shower with additional hand held shower attachment, pedestal wash hand basin with close coupled W/C, fully tiled splash backs, Karndean flooring, electric shaving point, chrome wall mounted heated towel rail, extractor fan.

Bedroom Five

7'6" x 6'10" (2.31 x 2.10)

UPVC double glazed window to front aspect, TV point, telephone point, radiator.

Second Floor

Second Floor Landing

UPVC feature arched double glazed window to rear aspect, airing cupboard, ceiling smoke alarm, doors to;

Bedroom Three

19'4" x 11'3" (5.91 x 3.44)

Triple aspect. UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, air conditioning unit, ceiling coving, TV point, two radiators.

Bedroom Four

19'5" x 8'4" (5.92 x 2.56)

Triple aspect. UPVC double glazed window to front aspect, UPVC double glazed window to rear, double glazed window to side aspect, eight double built in wardrobes, two radiators.

Shower Room

9'9" x 6'9" (2.99 x 2.08)

UPVC obscure double glazed window to front aspect, double Amazon rainfall shower and additional hand held shower attachment, wash hand basin with vanity drawers under, low level W/C, fully tiled splash backs, ceiling spot lights, Karndean flooring, electric shaving point, loft hatch entrance, extractor fan, chrome wall mounted heated towel rail.

Externally**Front Garden**

Landscaped. Impressive low maintenance front garden offering tiered laid to lawns, established hedgerow, established plants, shrubs, bushes and trees, decorative stones, external mood and security lighting, wrought iron railings, pathway to front door and driveway.

Rear Garden

Landscaped. Impressive and extensive split level patio/entertaining areas, raised borders with water features, wooden sleepers with planted raised borders, laid to lawn, external power sockets, decorative stones, external mood and security lighting, fully surrounded by wooden panel fencing and trellis, further side private patio area, two separate wooden gates to front access and driveway, UPVC side door into double garage, further double wooden gates leading to side storage area with wooden shed.

Double Garage

16'5" x 9'4" (5.02 x 2.86)

Up and over doors, power and light connected, partitioned to create office space to rear, off road parking for three cars, electric vehicle charging point.

Garage Home Office

16'5" x 8'3" (5.02 x 2.52)

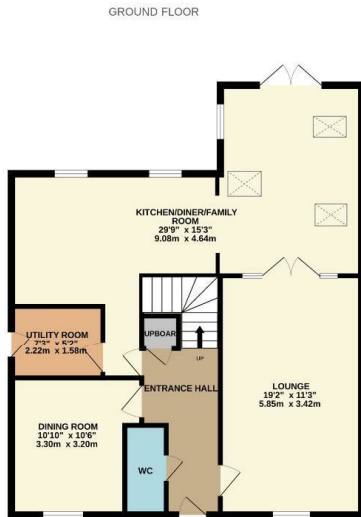
Incorporated within double garage which is partitioned, includes two UPVC windows to rear garden, UPVC side door to rear garden, power and light connected, electric storage heaters.

Agents Notes

Local Authority: North Northampton Council:
Council Tax Band F







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.