

**8 The Jitty  
Mawsley Village  
KETTERING  
NN14 1ST**

**Guide Price £280,000**



- MID TERRACE
- REFITED KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- QUIET VILLAGE LOCATION
- GARAGE AND OFF ROAD PARKING

- THREE DOUBLE BEDROOMS
- LOUNGE/DINER
- CLOSE TO AMENITIES
- LOCAL COUNTRYSIDE WALKS
- ENERGY EFFICIENCY RATING D

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Nestled in the charming Mawsley Village, this modern mid-terrace house offers a delightful blend of comfort and convenience. Built in 2001, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space. The well-appointed refitted kitchen and breakfast room provide a perfect setting for culinary enthusiasts, while the spacious lounge and dining area create an inviting atmosphere for relaxation and entertaining.

The property features two bathrooms, ensuring ample facilities for all residents. Additionally, the convenience of off-road parking and a garage adds to the appeal, making it easy to come and go without the hassle of street parking.

Situated in a quiet village location, this home is just a stone's throw away from local amenities, ensuring that daily necessities are within easy reach. For those who enjoy the great outdoors, the surrounding countryside offers a variety of scenic walks, perfect for leisurely strolls or invigorating hikes.

This property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible area. With its modern features and proximity to both village life and nature, it is a must-see for prospective buyers.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door with obscure inset double glazed window, stairs to first floor landing, under stairs storage cupboard, telephone point, wooden laminate flooring, ceiling smoke alarm, radiator, doors to;

### **Kitchen/Breakfast Room**

13'5" x 12'8" (4.09 x 3.88)

Refitted. Double glazed window to rear aspect, half panel double glazed door into rear garden, modern wall and base mounted units with drawers and soft touch closure, roll top work-surfaces, tiled splash backs, Zanussi integrated double oven with microwave, Zanussi gas hob with stainless steel extractor fan over, stainless steel splash back, integrated washing machine, integrated dish-washer, one and half bowl sink with drainer and mixer tap over, plinth lighting and under-lighters, ceiling spot lights, extractor fan, radiator.

### **Lounge/Diner**

19'6" x 15'10" (5.96 x 4.85)

Dual aspect. Double glazed window to front aspect, double glazed French doors into rear garden, TV point, wooden laminate flooring, two radiators.

### **Downstairs Cloakroom**

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

## **First Floor**

### **First Floor Landing**

Double glazed window to front aspect, loft hatch entrance part boarded with light connected, airing cupboard, ceiling smoke alarm, radiator, doors to;

**Bedroom One**

12'4" x 9'11" (3.78 x 3.04)

Double glazed window to rear aspect, two built in wooden wardrobes, TV point, telephone point, radiator, door to en-suite;

**En-Suite to Bedroom One**

6'6" x 5'4" (2.00 x 1.63)

Obscure double glazed window to rear aspect, shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, ceiling extractor fan, radiator.

**Bedroom Two**

12'4" x 8'11" (3.78 x 2.72)

Double glazed window to rear aspect, radiator.

**Bedroom Three**

10'9" x 9'3" (3.28 x 2.84)

Double glazed window to front aspect, radiator.

**Family Bathroom**

7'4" x 6'11" (2.25 x 2.11)

Obscure double glazed window to front aspect, white suite comprising of panel bath, pedestal wash hand basin, low level W/C, tiled splash backs, wooden laminate flooring, extractor fan, radiator.

**Externally****Front Garden**

Storm porch, path to front door, laid to lawn, outside light, iron railings and established hedgerow.

**Rear Garden**

Two patio areas, laid to lawn, outside tap, outside light, path leading to rear gate, fully surrounded by wooden panel fencing.

**Single Garage**

Up and over door, off road parking.

**Agents Notes**

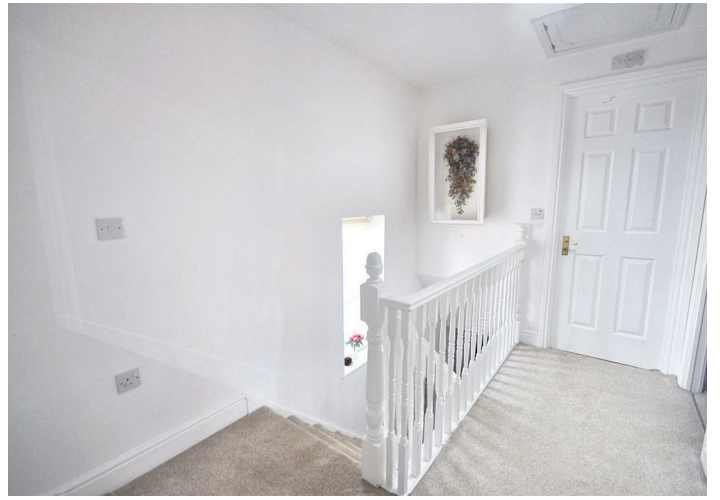
Local Authority: North Northamptonshire

Council Tax Band D












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>	<b>67</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
England & Wales		EU Directive 2002/91/EC 



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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.