

**14 Nethertown Way  
Mawsley Village  
KETTERING  
NN14 1SP**

**Offers Over £365,000**



- NO CHAIN
- KITCHEN/BREAKFAST ROOM
- THREE BATHROOMS
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

- FOUR BEDROOM DETACHED
- SEPARATE DINING ROOM
- CLOSE TO THE AMENITIES
- GARAGE WITH ORP

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Located in the charming and picturesque Mawsley Village, this modern detached house on Nethertown Way with NO ONWARD CHAIN offers a delightful blend of comfort and convenience. Built in 2003, this property boasts a spacious layout with four well-appointed bedrooms, making it an ideal family home. The double bay fronted design adds a touch of elegance to the exterior, while the interior features two separate reception rooms, providing ample space for both relaxation and entertaining.

With three bathrooms, including en-suite facilities, this home ensures that busy mornings are a breeze for the whole family. The property is set in a tranquil village location, perfect for those who appreciate the beauty of countryside walks and a peaceful lifestyle.

Parking is a notable advantage, with space available for up to three vehicles, ensuring that you and your guests can come and go with ease. Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

This delightful home is not just a property; it is a lifestyle choice, offering the perfect balance of modern living in a serene setting. Whether you are looking to settle down or seeking a peaceful retreat, this four-bedroom detached house is a must-see.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door with obscure inset window, stairs leading to first floor landing, telephone point, ceiling spot lights, under stairs storage cupboard, laminate flooring, radiator, doors to;

### **Lounge**

21'7" excluding bay x 11'7" (6.59 excluding bay x 3.54)

Dual aspect. Double glazed bay window to front aspect, double glazed French doors with wing window to rear aspect, TV point, telephone point, four radiators.

### **Dining Room**

10'3" excluding bay x 9'3" (3.14 excluding bay x 2.82)

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

### **Kitchen/Breakfast Room**

11'10" x 10'1" (3.63 x 3.09)

Double glazed window to rear aspect, modern wall and base mounted unit with drawers, roll top work surfaces, tiled splash backs, integrated oven with gas hob and extractor hood over, space/plumbing for dish washer, stainless steel sink with drainer and mixer tap over, tiled flooring, radiator, door to utility;

### **Utility**

9'0" x 5'1" (2.76 x 1.57)

Double glazed half panel door into rear garden, modern base units, roll top work surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, space/plumbing for tumble dryer, ceiling extractor fan, tiled flooring, radiator.

### **Downstairs Cloakroom**

Obscure double glazed window to side aspect, pedestal wash hand basin, low level W/C, tiled splash backs, fuse box, tiled flooring, radiator.

## **First Floor**

### **First Floor Landing**

Loft hatch entrance, airing cupboard, ceiling smoke alarm, radiator, door to;

### **Bedroom One**

14'4" x 9'7" excluding wardrobe (4.37 x 2.93 excluding wardrobe)

Double glazed window to rear aspect, double built in wooden wardrobes, ceiling spot lights, radiator, door to en-suite

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

9'4" into shower x 3'3" (2.86 into shower x 1.00)

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

### **Bedroom Two**

11'10" x 9'8" (3.63 x 2.95)

Double glazed window to front, two double built in wooden wardrobes, TV point, telephone point, radiator, doors to en suite.

### **En-Suite to Bedroom Two**

6'2" incl shower x 5'11" (1.90 incl shower x 1.81)

Obscure double glazed window to front aspect, shower tiled floor to ceiling, wash hand basin with vanity under, ceiling spot lights, extractor fan, tiled flooring. radiator.

### **Bedroom Three**

12'4" max x 8'5" (3.78 max x 2.59)

Double glazed window to front aspect, radiator.

### **Bedroom Four**

9'4" x 8'6" (2.86 x 2.61)

Double glazed window to rear aspect, radiator.

## **Externally**

### **Family Bathroom**

6'10" x 6'2" (2.10 x 1.88)

Obscure double glazed window to rear aspect, white suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling spot lights, extractor fan, tiled flooring, radiator.

### **Front Garden**

Steps leading up to storm porch, decorative stones, outside light.

### **Rear Garden**

Two tiered, large patio area, brick wall, steps leading down to lawn area, outside tap, two security lights, outside light, established shrubs & bushes, gate to garage and off road parking, fully surrounded by wooden panel fence.

### **Single Garage**

Up and over door, power and light connected, security light, off road parking for two vehicles.

### **Agent's Notes:**

Local Authority: North Northamptonshire

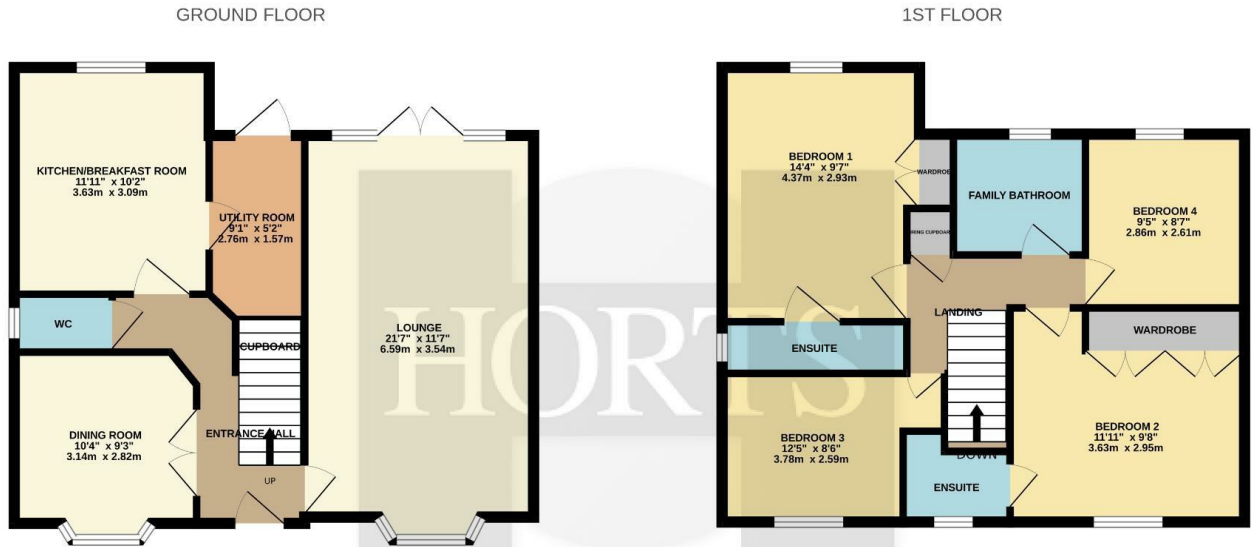
Council tax Band: E











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.