

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

**£900 Per Month**



- **AVAILABLE MID AUGUST**
- **TWO BEDROOMS**
- **VILLAGE LOCATION**
- **OFF ROAD PARKING**

- **MID TERRACE**
- **LOUNGE/DINER**
- **EXCELLENT AMENITIES**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\* AVAILABLE MID AUGUST \*\***A well presented two bedroom mid terrace house FOR LET within the modern, village of Mawsley. Close to all the excellent amenities the village has to offer this property comprises in brief; entrance hall, kitchen, lounge/diner and downstairs cloakroom. To the first floor expect to find two bedrooms and a family bathroom. Externally the property benefits from low maintenance front and rear gardens, and off road parking.  
**\*\*\*UNFURNISHED\*\*\*** Sorry No pets.

### **Entrance Hall**

Enter via composite door with two obscure inset windows, stairs leading to first floor landing, tiled flooring, ceiling smoke alarm, radiator, doors to;

### **Kitchen**

10'4" x 5'8" (3.16 x 1.75)

Double glazed window to front aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated oven with gas hob and extractor hood over, space/plumbing for washing machine, space for fridge freezer, space/plumbing for dish washer, stainless steel sink with drainer and mixer tap over, ceiling spot lights, tiled flooring, radiator.

### **Lounge/Diner**

13'4" x 12'11" (4.08 x 3.94 )

Double glazed window to rear aspect, double glazed French doors into rear garden, telephone point, TV point, under stairs storage cupboard, two radiators.

### **Downstairs Cloakroom**

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

### **First Floor landing**

Loft hatch entrance, ceiling smoke alarm, doors to;

### **Bedroom One**

12'11" max x 10'7" (3.95 max x 3.23)

L-Shaped. Double glazed window to front aspect, two double built in wooden wardrobes, TV point, telephone point, storage cupboard, radiator.

### **Bedroom Two**

11'3" x 6'3" (3.44 x 1.92)

Double glazed window to rear aspect, radiator.

### **Family Bathroom**

6'3" x 5'7" (1.93 x 1.72)

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

### **Front Garden**

Storm Porch, steps up to front door, laid to lawn, established, plants, shrubs and bushes, outside light.

### **Rear Garden**

Decked area, steps down to lawn area, gate leading to access for off road parking, shrubs and bushes, fully surrounded by wooden panel fencing.

**Off Road Parking**

Allocated off road parking in courtyard area.

**Agents Notes**

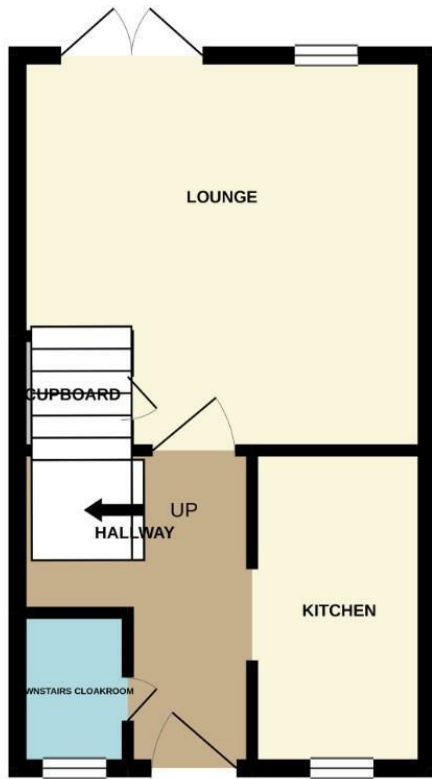
Council Tax Band: C



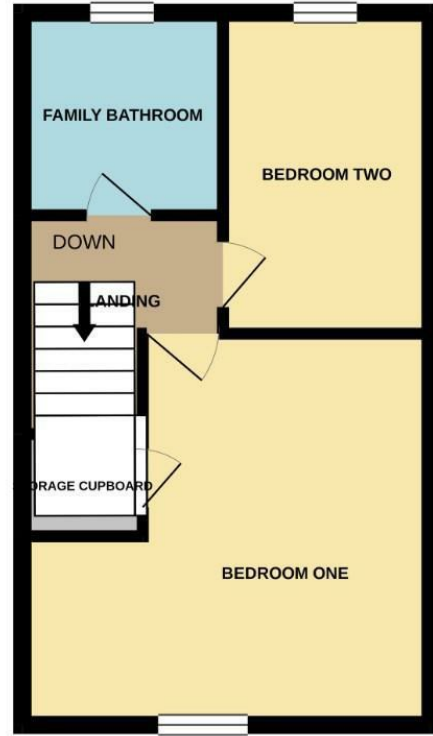




GROUND FLOOR

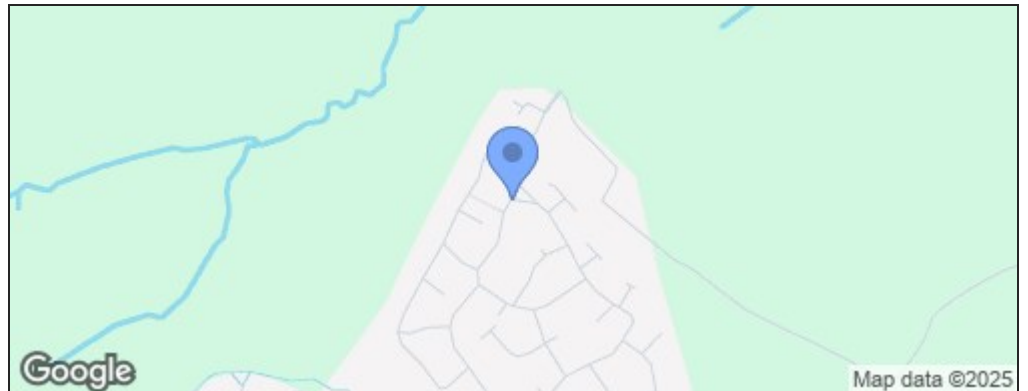


1ST FLOOR



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>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.