

**7 The Round
Mawsley Village
KETTERING
NN14 1GR**

Guide Price £325,000



- **NO CHAIN**
- **KITCHEN/DINER**
- **THREE BEDROOMS**
- **BEAUTIFULLY PRESENTED**
- **GARAGE AND OFF ROAD PARKING**

- **EXTENDED END OF TERRACE**
- **UTILITY**
- **TWO BATHROOMS**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING TBA**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A totally unique and extended three bedroom property over looking green space to the front and situated in the charming village of Mawsley, Kettering. This beautifully presented end-terrace house offers a perfect blend of modern living and comfort. Built in 2003, the property boasts a contemporary design that is both stylish, versatile and functional.

The heart of the home is the well-appointed dual aspect kitchen/diner over looking a larger than average south-westerly rear garden. The spacious lounge is also dual aspect with bay window to front and French doors to the rear garden offering a bright and airy feel. The property features three generously sized bedrooms, with refitted en-suite to bedroom one and a refitted shower/wet room enhancing the modern layout.

Externally, the property offers parking for up two vehicles and a garage with power and light connection. In summary, this modern end-terrace house in Mawsley Village is a delightful opportunity for anyone looking for a well-presented home in a semi-rural setting. With its excellent amenities and attractive features alongside countryside walks it is sure to appeal to a wide range of buyers.

Ground Floor

Entrance Hall

Enter via UPVC door with two obscure inset windows, coir matting, stairs to first floor landing, ceiling spot lights, wooden effect flooring.

Lounge

15'6" excludes bay x 14'6" (4.73 excludes bay x 4.44)

Dual aspect. UPVC Double glazed bay window to front aspect, UPVC french doors into rear garden, under stairs storage cupboard.

Kitchen/Diner

17'1" x 11'6" (5.22 x 3.52)

Extended. Dual aspect. UPVC window to rear garden, modern wall and base mounted units with clever storage features and soft touch closure, integrated Bosch dish-washer, integrated Bosch double oven, integrated gas hob with extractor fan over, integrated fridge, integrated microwave, rolled top work surfaces with tiled splash backs, one and half bowl stainless steel sink with mixer tap over, ceiling spotlights, entrance to utility.

Utility Room

7'8" x 4'7" (2.35 x 1.40)

UPVC half glazed panel door to rear garden, UPVC double glazed window to rear aspect, wall and base mounted unit, roll top work surface, space/plumbing for washing machine, roll top work surface and splash backs, circular stainless steel sink with mixer tap over, ceiling spot lights.

Downstairs Cloakroom

UPVC obscure double glazed window to front aspect, pedestal wash hand basin, low level W/C, ceiling spot lights, tiled flooring.

First Floor

First Floor Landing

UPVC double glazed window to front aspect, loft hatch entrance.

Bedroom One

19'2" x 11'6" (5.85 x 3.52)

Extended. Dual aspect. UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, ceiling spot lights, storage cupboard.

En-Suite To Bedroom One

4'9" x 4'7" (1.47 x 1.41)

UPVC obscure double glazed window to front aspect, shower tiled floor to ceiling, ceramic sink with vanity unit under, low level W/C, tiled flooring, chrome wall mounted heated towel rail.

Bedroom Two

8'10" x 8'7" (2.70 x 2.62)

UPVC double glazed window to rear aspect.

Bedroom Three

6'5" x 8'4" (1.96 x 2.56)

UPVC double glazed window to front aspect.

Wet Room

5'6" x 6'6" (1.68 x 2.00)

UPVC obscure double glazed window to rear aspect, shower with fully tiled splash backs, W/C, floating sink.

Externally**Front Garden**

Low maintenance, blocked paved, decorative stones, outside light.

Rear Garden

South Westerly aspect. Low maintenance, blocked paved, decorative stones, wooden sleepers, established plants, shrubs and trees, two outside lights, outside tap, storage area, fully surrounded by wooden panel fencing, gate to garage and off road parking.

Single Garage

Up and over door, power and light connected.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band D







GROUND FLOOR



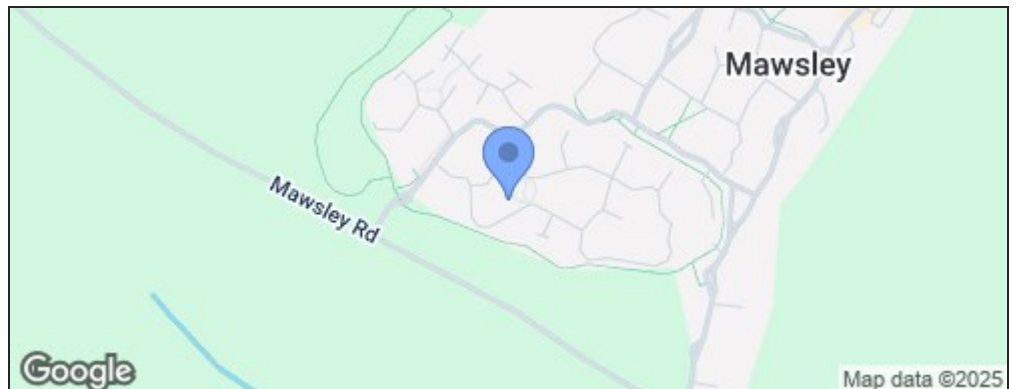
1ST FLOOR



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) 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	



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.