

**4 Pasture End
Mawsley Village
KETTERING
NN14 1TP**

Guide Price £435,000



- NO ONWARD CHAIN
- SHOW HOME CONDITION
- UTILITY ROOM
- GENEROUS PLOT
- DOUBLE GARAGE WITH MULTIPLE ORP

- EXTENDED FOUR BEDROOM DETACHED
- STUNNING KITCHEN/DINER
- THREE BATHROOMS
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

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



PERSONAL • PROFESSIONAL • PROACTIVE

A stunning and extended four bedroom detached property that's listed to market with NO ONWARD CHAIN and in show home condition situated on a generous plot in the modern, picturesque village of Mawsley. The WOW factor comes from a fabulous refitted kitchen/diner with bi-folding doors leading to a private, landscaped rear garden, along with upgrades and attention to detail throughout. Located in a quiet cul-de-sac and just a gentle stroll to the wealth of excellent facilities Mawsley Village has to offer this property really must be viewed and comprises in brief; entrance hall, dual aspect lounge, dining room/study, kitchen/diner, utility and downstairs cloakroom. To the first floor there are four good sized bedrooms, two with en-suite facilities and a family bathroom. Externally the property benefits from private landscaped front and rear gardens and a double garage with off road parking for several vehicles.

Ground Floor

Entrance Hall

Enter via a composite door with obscure double glazed inset window, Karndean flooring, telephone point, under stairs storage cupboard, stairs to first floor landing, Nest Thermostat, ceiling smoke alarm, radiator, doors to:

Lounge

21'6" x 11'11" (6.57 x 3.64)

Dual aspect. Enter via panel glass door, double glazed window to front aspect, double glazed French doors with wing windows into rear garden, feature gas fire place with marble plinth and hearth, TV point, telephone point, three radiators.

Dining Room/Study

11'2" x 9'2" (3.41 x 2.80)

Enter via glass panel door, double glazed window to front aspect, TV point, radiator.

Kitchen/Diner

18'3" x 14'11" (5.57 x 4.55)

Extended and re-fitted. Bi-folding concertina doors to rear garden, two double glazed Velux windows to rear aspect, re-fitted by Premier Kitchens to provide modern soft touch wall and base mounted units with drawers, integrated AEG pyrolytic self cleaning oven, integrated AEG micromat-combi pyrolytic self cleaning oven, integrated AEG induction hob, integrated AEG dish washer, space for American fridge/freezer, island unit with Quartz roll top work surfaces and drainer, one and a half bowl sunken stainless steel sink with mixer tap over, tiled flooring, ceiling spotlights, two graphite long bar radiators, door to utility.

Utility Room

9'10" x 5'5" (3.02 x 1.66)

Re-fitted by Premier Kitchens to provide modern wall and base mounted units, roll top work surfaces and splash backs, ceiling spot lights, tiled flooring, space/plumbing for washing machine, space/plumbing for tumble dryer, chrome wall mounted heated towel rail.

Downstairs Cloakroom

Obscure double glazed window to front aspect, pedestal wash hand basin with close coupled W/C, tiled splash backs, Karndean flooring, chrome wall mounted heated towel rail.

First Floor

First Floor landing

Loft hatch entrance, ceiling smoke alarm, radiator, doors to;

Bedroom One

12'2" x 10'4" (3.73 x 3.16)

Double glazed window to front aspect, quadruple built in wooden wardrobes, TV point, radiator, door to en-suite;

En suite to Bedroom One

7'10" x 6'3" (2.41 x 1.93)

Obscure double glazed Velux window to front aspect, double shower tiled floor to ceiling, ceramic sink with vanity unit under, low level W/C, tiled splash backs, Karndean flooring, extractor fan, chrome wall mounted heated towel rail.

Bedroom Two

11'4" x 11'7" (3.47 x 3.54)

Double glazed window to rear aspect, TV point, radiator.

En suite to Bedroom Two

5'11" x 4'10" (1.82 x 1.49)

Obscure double glazed Velux window to rear aspect, shower tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, tiled splash backs, Karndean flooring, extractor fan, chrome wall mounted heated towel rail.

Bedroom Three

12'0" x 11'4" (3.66 x 3.46)

Double glazed window to front aspect, TV point, radiator.

Bedroom Four

8'11" x 7'9" (2.73 x 2.38)

Double glazed window to rear aspect, telephone point, radiator.

Family Bathroom

7'0" x 5'11" (2.15 x 1.82)

Obscure double glazed Velux window to rear aspect, white suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin with close coupled W/C, tiled splash backs, Karndean flooring, extractor fan, chrome wall mounted heated towel rail.

Externally**Front Garden**

Storm porch, laid to lawn, established hedgerow, established plants, tree and shrubs, wooden gate to rear access.

Rear Garden

Private landscaped rear garden, laid to lawn, patio area, decked area, raised decorative stones with seating area, established plants, shrubs, bushes and trees, wooden pergola, storage areas to either side of property, outside tap, external lighting, wooden gate to off road parking and double garage.

Double Garage

Up and over doors, power and light connected, off road parking for four vehicles.

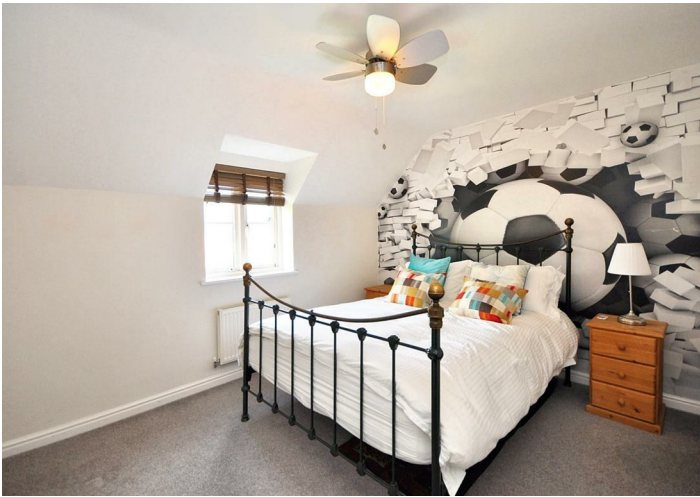
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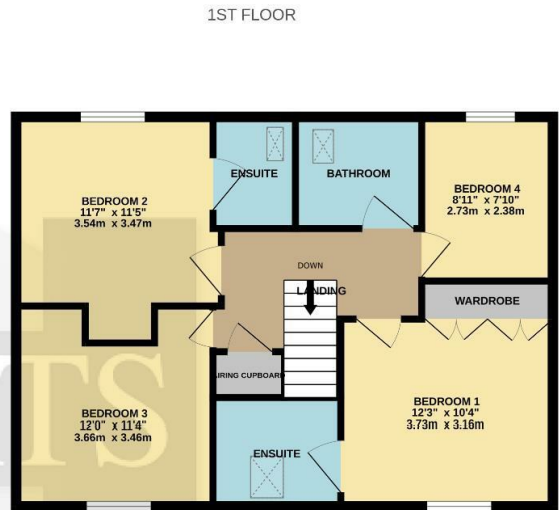
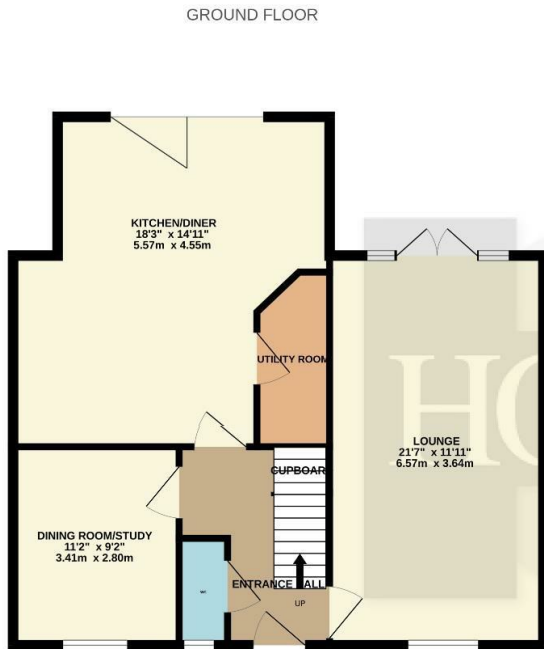
Local Authority: North Northampton Council:

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	



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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.