

**8 Cowslip Hill
Mawsley
KETTERING
NN14 1GU
£1,225 PCM**



- AVAILABLE JANUARY
- KITCHEN/DINER
- TWO BATHROOMS
- LANDSCAPED REAR GARDEN
- GARAGE WITH OFF ROAD PARKING

- MID TERRACE
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- 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

****Available End January**** A beautifully presented Mid Terrace three bedroom property FOR LET situated in the modern and picturesque village of Mawsley. Close to all the excellent amenities that Mawsley Village has to offer and with the Eco meadow quite literally around the corner this property comprises in brief; entrance hall, lounge, kitchen/diner, utility and downstairs cloakroom. To the first floor there are three bedrooms with en-suite to bedroom one and a family bathroom. Externally the property benefits from rear garden, low maintenance front garden and a single garage with off road parking for two vehicles.

Ground Floor

Entrance Hall

Enter via composite door with three obscure glazed windows, ceiling coving, stairs to first floor landing, under stairs storage cupboard, coir matting, wooden effect laminate flooring, ceiling smoke alarm, radiator, doors to;

Kitchen/Diner

16'4" x 9'10" (4.99 x 3.02)

Dual aspect, UPVC double glazed window to front aspect, double glazed window to rear aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated electric oven with gas hob and extractor hood over, integrated fridge freezer, space/plumbing for dish washer, one and half bowl stainless steel sink with drainer and mixer tap over, tiled flooring, radiator.

Lounge

16'4" x 10'4" (4.99 x 3.17)

Dual Aspect. Enter via glass panel door, UPVC double glazed window to front aspect, double glazed window rear, ceiling coving, feature fire place with marble plinth, hearth and composite surround, TV point, telephone point, wooden effect laminate flooring, two radiators.

Utility Room

Double glazed window to rear aspect, UPVC half panel glazed door into rear garden, base mounted unit, stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, tiled splash backs, ceiling extractor fan, tiled flooring, radiator.

Downstairs Cloakroom

Obscure double glazed window to rear aspect, pedestal wash hand basin, low level W/C, tiled splash backs, wooden laminate flooring, radiator.

First Floor

First Floor landing

UPVC double glazed window to front aspect, airing cupboard, loft hatch entrance, ceiling smoke alarm, radiator, doors to;

Bedroom One

13'3" x 11'5" excludes wardrobes (4.04 x 3.48 excludes wardrobes)

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

En-Suite to Bedroom One

9'0" x 9'0" (2.75 x 2.75)

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

Bedroom Two

12'4" max x 10'7" (3.78 max x 3.25)

L-Shaped. UPVC Double glazed window to rear aspect, storage cupboard, TV point, radiator.

Bedroom Three

7'7" x 7'6" (2.32 x 2.29)

UPVC double glazed window to front aspect, wooden effect laminate flooring, radiator.

Family Bathroom

7'6" x 5'5" (2.31 x 1.67)

UPVC obscure double glazed window to front aspect, white suite comprising of panel bath with shower over and hand held shower attachment, pedestal wash hand basin, low level W/C, half tiled splash backs, extractor fan, electric shaving point, tiled flooring, radiator.

Externally**Front Garden**

Path to front door, established shrubs, bushes and a tree, decorative stones, outside light, surrounded by picket fence.

Rear Garden

Laid to lawn, two patio areas established plants, bushes, shrubs and tree, decorative stones, outside tap, outside light, path leading to rear gate to the garage and courtyard with off road parking, fully surrounded by wooden panel fence.

Single Garage

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

Agents Notes

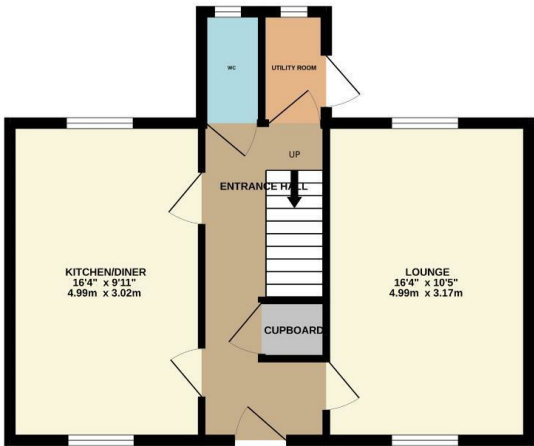
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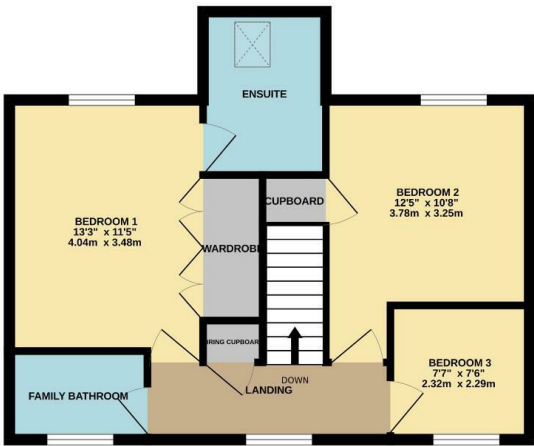




GROUND FLOOR



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		88
(81-91) B		
(69-80) C	75	
(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.