

**6 Hedgerow Lane  
Mawsley Village  
KETTERING  
NN14 1TN**

**Guide Price £435,000**



- **EXTENDED THREE/FOUR BEDROOM DETACHED**
- **REFITTED KITCHEN/FAMILY/DINER**
- **SEPARATE DINING ROOM/STUDY**
- **IMMACULATELY PRESENTED**
- **GARAGE WITH OFF ROAD PARKING**

- **THREE BATHROOMS**
- **LOUNGE/SNUG**
- **REFITTED UTILITY ROOM**
- **QUIET VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming Mawsley Village, this modern detached house on Hedgerow Lane offers a delightful blend of comfort and style. Built in 2005, the property has been thoughtfully extended by the current owners to create a calm and contemporary living space, making it an ideal family home.

Built with a four bedroom footprint however, the property is currently configured as a three bedroom with dressing area, this can be easily changed to a fourth bedroom for a growing family.

Upon entering, you are greeted by two inviting reception rooms that incorporate a warm and welcoming atmosphere. The heart of the home is undoubtedly the stunning Wittering West designed kitchen, which is complemented by a convenient utility room. This stunning space is perfect for both everyday living, entertaining guests and a real hub of the home.

The property boasts three well-proportioned bedrooms, each designed with relaxation in mind. The master suite features an en-suite bathroom and dressing area, bedroom two also benefits from updated en-suite bathroom, whilst the original family bathroom has been completely transformed into an impressive double shower room, providing privacy and convenience for all family members or guests.

Outside, the beautifully landscaped gardens offer a serene retreat, perfect for enjoying the peaceful surroundings of this quiet village location. The property also includes a garage and off road parking, adding to the practicality of this lovely home.

This family-friendly residence is beautifully presented and ready for you to move in. If you are seeking a modern home in a tranquil setting, this stunning property on Hedgerow Lane is an absolute must view and not to be missed.

## **Ground Floor**

### **Entrance Hall**

Enter via bespoke double glazed obscure glass panel door, stairs to first floor landing, tiled flooring with underfloor heating, under stairs storage cupboard, telephone point, ceiling smoke alarm, radiator, doors to;

### **Lounge/Snug**

13'4" x 11'1" (4.08 x 3.38)

Double glazed window to front aspect, bespoke panel box shelving and storage, integrated feature electric fire with remote control, downlighters, double wooden sliding doors into kitchen/diner/family room, TV point, telephone point, radiator.

## **Kitchen/Diner/Family Room**

26'0" x 12'8" max (7.94 x 3.87 max)

Extended and completely refitted. Enter via a sliding glass panel wooden door, UPVC double glazed doors with wing windows to rear garden, double glazed window to rear aspect, two Velux windows to rear aspect, Wittering West 'shaker style' kitchen featuring modern wall and base mounted units and drawers with soft touch closure including multiple clever storage features, Quartz work tops and splash backs, integrated double oven, integrated microwave oven, integrated Smeg dish-washer, integrated fridge/freezer, integrated larder cupboard with Quartz countertop, Belfast sunken ceramic sink with Franke four way hot tap providing boiling and filtered water alongside regular hot and cold, integrated waste/recycling, integrated induction hob and rising integrated extractor fan, large Island unit with Quartz work top and breakfast bar, under cabinet LED strip lighting, plinth lighting in kick boards, ceiling spots lights, tiled flooring with under floor heating, double wooden sliding doors into lounge/snug, solid wooden sliding door into utility room.

## **Dining Room**

10'5" x 9'5" (3.19 x 2.88)

Enter via half panel glazed double doors, double glazed window to front aspect, radiator.

## **Utility Room**

10'11" x 4'9" (3.33 x 1.45)

Completely refitted. Enter via solid wooden sliding door, UPVC half panel double glazed door into rear garden, Wittering West wall and base mounted units and drawers with soft touch closure, worktops with splash backs, ceramic sink with mixer tap over, ceiling spot lights, space/plumbing for washing machine, tiled flooring with under floor heating.

## **Downstairs Cloakroom**

Refitted. Obscure double glazed window to side aspect, ceramic sink with vanity unit under, enclosed low level W/C, tiled flooring with underfloor heating, ceiling spot lights, tiled splash backs, radiator.

## **First Floor**

### **First Floor Landing**

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

### **Bedroom One**

15'3" x 11'10" (4.65 x 3.63)

Double glazed window to front aspect, TV point, telephone point, archway into dressing area, radiator, door to en-suite.

### **Dressing Area**

6'2" x 4'11" (1.89 x 1.51)

Double glazed window to rear aspect, two triple mirrored wardrobes, radiator.

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

5'10" x 5'1" (1.79 x 1.55)

Obscure double glazed window to front aspect, shower tiled floor to ceiling, wash hand basin with storage vanity unit under, low level W/C, tiled splash backs, ceiling spot lights, extractor fan, radiator.



## **Bedroom Two**

12'8" x 9'9" (3.88 x 2.99)

Double glazed window to rear aspect, radiator, door to en-suite.

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

6'8" x 4'3" (2.04 x 1.30)

Obscure double glazed window to side aspect, Amazon rainfall shower, pedestal wash hand basin, low level W/C, completely tiled floor to ceiling, ceiling spot lights, mirrored storage unit, ceiling extractor fan, heated chrome wall mounted towel rail, tiled flooring.

## **Bedroom Three**

9'9" x 9'0" (2.98 x 2.76)

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

## **Shower Room**

9'3" into shower x 5'10" (2.83 into shower x 1.78)

Completely refitted. Obscure double glazed window to rear aspect, double walk-in Amazon rainfall shower tiled floor to ceiling, oversized floating ceramic sink with vanity storage under, enclosed low level W/C, tiled splash backs, ceiling spot lights, ceiling extractor fan, chrome wall mounted heated towel rail.

## **Externally**

### **Front Garden**

Path leading to storm porch, mainly laid to lawn, bedding plants and bushes, established hedgerow, wooden picket fence, outside lighting.

### **Rear Garden**

Landscaped. Laid to lawn, split level slate patio areas, established plants, shrubs, bushes and trees, wooden sleepers with raised borders, outside power sockets, decorative stones, outside tap, security lighting, side door leading into garage, storage area to rear of the garage, gate to side access, fully surrounded by brick wall and wooden panel fencing.

## **Single Garage**

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



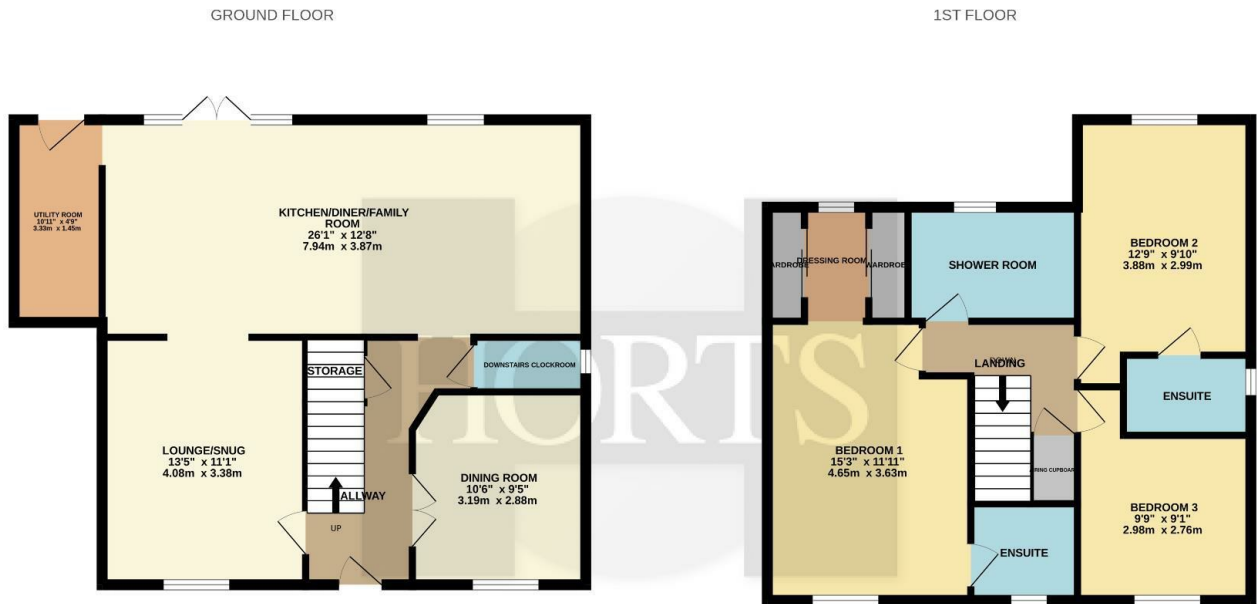












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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                                   | 65                      | 74        |
| (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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