

**12 Mawsley Chase  
Mawsley Village  
NORTHAMPTONSHIRE  
NN14 1TQ**



**Guide Price £287,500**



- **MID TERRACE**
- **LOUNGE/DINER**
- **REFITTED BATHROOMS**
- **CLOSE TO AMENITIES**
- **GARAGE WITH OFF ROAD PARKING**

- **REFITTED KITCHEN**
- **THREE DOUBLE BEDROOMS**
- **SHOW ROOM CONDITION**
- **QUIET VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: TBA**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A stunning example of modern contemporary living is incorporated in this beautifully presented mid-terrace house. Built in 2005, the property is presented in show home condition, making it an ideal choice for those seeking a turn key, move-in ready home.

Upon entering, you will find a welcoming reception room that provides a perfect space. The house boasts three well-proportioned bedrooms, ensuring ample space for families or those who desire a home office. The two refitted bathrooms are stylishly designed, offering both functionality and a touch of luxury.

The heart of the home is undoubtedly the refitted kitchen, which features contemporary fittings and ample storage. The layout is both practical and inviting, allowing for easy interaction with family and friends.

Outside, the property includes a garage and off road parking, a valuable asset in this desirable area. Mawsley Village is known for its community spirit and is conveniently located close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This property is perfect for those looking for a modern home in a friendly village setting. With its excellent condition and thoughtful design, it is sure to attract interest from a variety of buyers. Don't miss the opportunity to make this lovely house your new home.

## **Ground**

### **Entrance Hall**

Enter via a composite door with two obscure inset window, double glazed window to front aspect, stairs leading to first floor landing, ceiling smoke alarm, ceiling day light spots fuse box, wooden laminate flooring, radiator, doors to;

### **Kitchen**

9'9" x 8'5" (2.98 x 2.59)

Refitted Double glazed window to front aspect, high gloss wall and base mounted units with drawers and soft touch closure, roll top work surfaces, tiled splash backs, under cupboard led lighting, integrated Hotpoint electric oven, Cooke & Lewis gas hob with extractor hood over, space/plumbing for washing machine, space/plumbing for dish washer, space for fridge freezer, stainless steel deep sink with drainer and mixer tap over, ceiling day light spots, tiled flooring, radiator.

### **Lounge**

15'8" max x 15'4" (4.80 max x 4.68)

L-Shaped. Double glazed French doors with wing windows into rear garden, feature electric fire surround with surround, TV point, telephone point, ceiling day light spots, wooden laminate flooring, two radiators.

### **Downstairs Cloakroom**

Pedestal wash hand basin, Low level W/C, tiled splash backs, ceiling spot light, ceiling extractor fan, radiator.

## **First Floor**

## **First Floor Landing**

Double glazed window to front aspect, stairs leading to second floor landing, airing cupboard, ceiling day light spots, smoke alarm, radiator, doors to;

## **Bedroom Two**

15'3" x 8'7" (4.67 x 2.64)

Two double glazed windows to rear aspect, radiator.

## **Bedroom Three**

9'8" x 8'8" (2.96 x 2.65)

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

## **Family Bathroom**

8'7" x 7'0" (2.63 x 2.14)

Refitted. White suite comprising of panel bath with shower over, ceramic sink and vanity storage under, low level W/C, half tiled splash backs, ceiling spot lights, ceiling extractor fan chrome wall mounted heated towel rail.

## **Second Floor**

### **Second Floor Landing**

Ceiling smoke alarm, ceiling spot lights, door to;

## **Bedroom One**

14'9" max x 11'11" (4.51 max x 3.64)

Double glazed window to front aspect, three double built in wooden wardrobes with dressing table and drawers, TV point, boarded loft and light connection, two radiators, door to en suite;

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

9'5" x 5'2" (2.89 x 1.58)

Refitted. Double glazed Velux window to rear aspect, shower tiled floor to ceiling, amazon rainfall and hand held attachment over, ceramic sink with vanity storage under, low level W/C, half tiled splash backs, ceiling extractor fan, chrome wall mounted heated towel rail.

## **Externally**

### **Front Garden**

Storm porch, path leading to front door, outside light, decorative stones, established bushes.

### **Rear Garden**

Patio area, laid to lawn, security light, fully surrounded by wooden panel fencing, gate to garage and off road parking.

### **Single Garage**

Up and over door, off road parking.

## **Agents Notes**

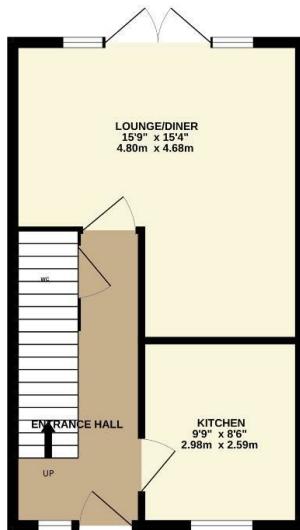
Local Authority: North Northamptonshire

Council Tax Band: C

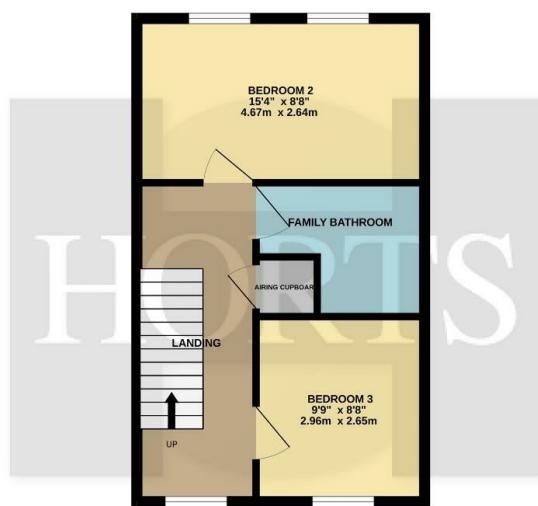




GROUND FLOOR



1ST FLOOR



2ND 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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	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	



### 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.