

**55 Long Breech  
Mawsley Village  
KETTERING  
NN14 1TR**

**Guide Price £260,000**



- **NO ONWARD CHAIN**
- **KITCHEN/BREAKFAST ROOM**
- **THREE BEDROOMS**
- **COUNTRYSIDE VIEWS**
- **GARAGE WITH OFF ROAD PARKING**

- **MID TERRACE**
- **CONSERVATORY**
- **TWO BATHROOMS**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A well-proportioned three-bedroom mid-terrace home with No Onward Chain. Ideally positioned on the periphery of the modern and picturesque Mawsley Village this property enjoys open countryside views to the rear while remaining close to the village's excellent local amenities. This home would make a perfect first time buy or buy to let opportunity.

The accommodation briefly comprises an entrance hall, kitchen/breakfast room, lounge, conservatory, and a downstairs cloakroom. To the first floor there are three bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

Externally, the property benefits from front and rear gardens, off-road parking, and a garage.

### **Entrance Hall**

Enter via hard wood door, stairs to first floor landing, ceiling smoke alarm, tiled flooring.

### **Kitchen/Breakfast Room**

10'8" x 8'7" (3.26 x 2.63)

Double glazed window to front aspect, modern wall and base mounted units with drawers, roll top work surfaces, integrated stainless steel oven with gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer, space/plumbing for washing machine, ceiling extractor fan, tiled flooring.

### **Lounge**

16'0" max x 13'10" (4.88 max x 4.22)

Double glazed window to rear aspect, double glazed French door onto conservatory, storage cupboard.

### **Conservatory**

12'3" x 9'1" (3.74 x 2.77)

Dwarf brick wall, UPVC double glazed windows and French door leading into rear garden, laminate flooring, power connected.

### **Downstairs Cloakroom**

Obscure double glazed window to front aspect, pedestal wash hand basin with close coupled W/C, tiled splash backs, fuse box, tiled flooring.

### **First Floor Landing**

Loft hatch entrance, airing cupboard, ceiling smoke alarm.

### **Bedroom One**

12'0" x 9'3" (3.66 x 2.82)

Views over looking rolling countryside, double glazed window to rear aspect.

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

Shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, ceiling extractor fan.

### **Bedroom Two**

9'11" x 9'3" (3.04 x 2.82)

Double glazed window to front aspect.

### **Bedroom Three**

6'9" x 6'7" (2.06 x 2.02)

Views over looking rolling countryside, double glazed window to rear aspect.

**Family Bathroom**

6'9" x 6'6" (2.08 x 2.00)

Double glazed window to front aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling extractor fan.

**Front Garden**

Storm porch, path leading to front door, established plants, shrubs and bushes, security light.

**Rear Garden**

Mainly laid to lawn, patio area, decorative stones, established shrubs and plants, outside tap, path leading to door into garage, fully surrounded by wooden panel fencing.

**Garage**

Single garage with up and over door, power and light connected, off road parking.

**Agents Notes**

North Northampton Council:

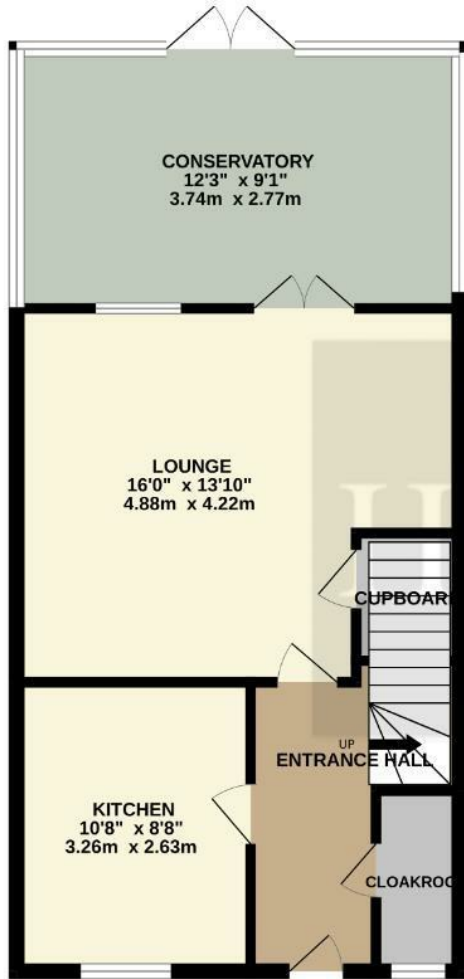
Council Tax Band C



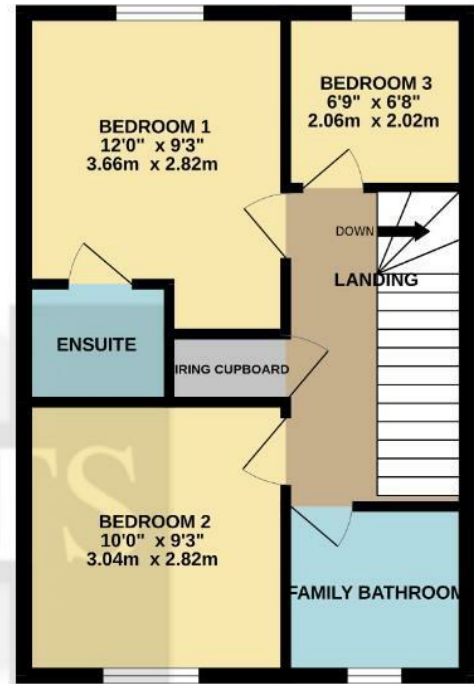




GROUND FLOOR



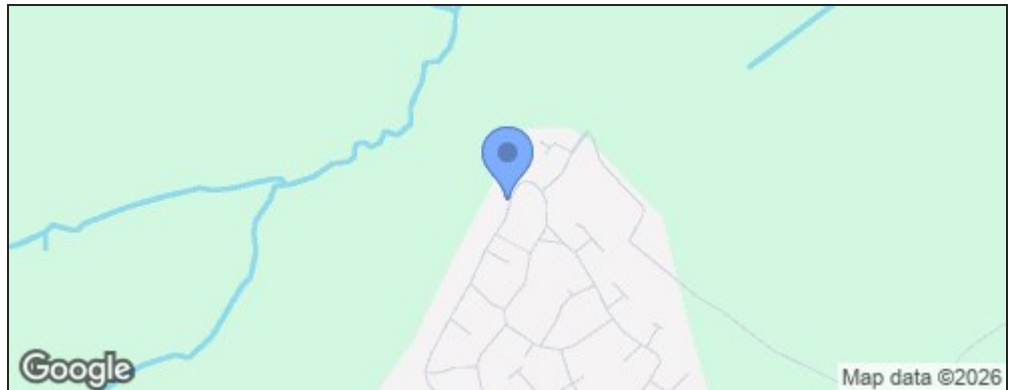
1ST FLOOR



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) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.