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Main Street, Mawsley

£215,000 Freehold

BELVOIR!



Offered to market with NO ONWARD CHAIN is this quaint stone built two bedroom residence.

The ground floor provides a bright living room with fireplace & French doors opening onto the garden, fitted kitchen with ample room for a table & a cloakroom. Two double bedrooms are located on the first floor with a Jack & Jill bathroom, complete with panelled bath & shower over.

Externally you will find a lawned frontage with mature shrubs with the rear garden being fully enclosed & mainly laid to lawn with patio & access to the garage.

The property also benefits from a single garage & off road parking.

EPC Rating C. Council Tax C.

ENTRANCE HALL

Double glazed door to front, carpet to flooring, stairs rising to first floor.

LIVING ROOM

5.27m x 3.53m (17.3ft x 11.6ft)

Double glazed French doors to rear, double glazed window to rear, carpet to flooring, fireplace with surround, TV point, internet point, radiator, carpet to flooring.

KITCHEN

3m x 2.65m (9.8ft x 8.7ft)

Double glazed window to rear. Kitchen comprising of wall and base units, granite effect work surfaces over, electric oven, four ring gas hob, cooker hood over, washing machine, stainless steel bowl and half sink with drainer, part tiled walls, tiled flooring.

FIRST FLOOR LANDING

Double glazed window to front, carpet to flooring, radiator, airing cupboard.





BEDROOM ONE

4.61m x 3.5m (15.1ft x 11.5ft)

Double glazed window to front, built in wardrobes, carpet to flooring, radiator.

JACK AND JILL BATHROOM

2.62m x 2.36m (8.6ft x 7.7ft)

Double glazed window to rear, panelled bath with mixer tap, telephone shower attachment, pedestal wash hand basin, low level WC, extractor fan, shave point, radiator, vinyl to flooring.

BEDROOM TWO

3.6m x 2.65m (11.8ft x 8.7ft)

Double glazed window to rear, carpet to flooring, radiator.

GARAGE

Single garage, access to rear garden, off road parking two cars.

EXTERNAL

Front - Lawned frontage, slabbed path to door, mature shrubs.

Rear - Mainly laid lawn, patio, rear access to garage.

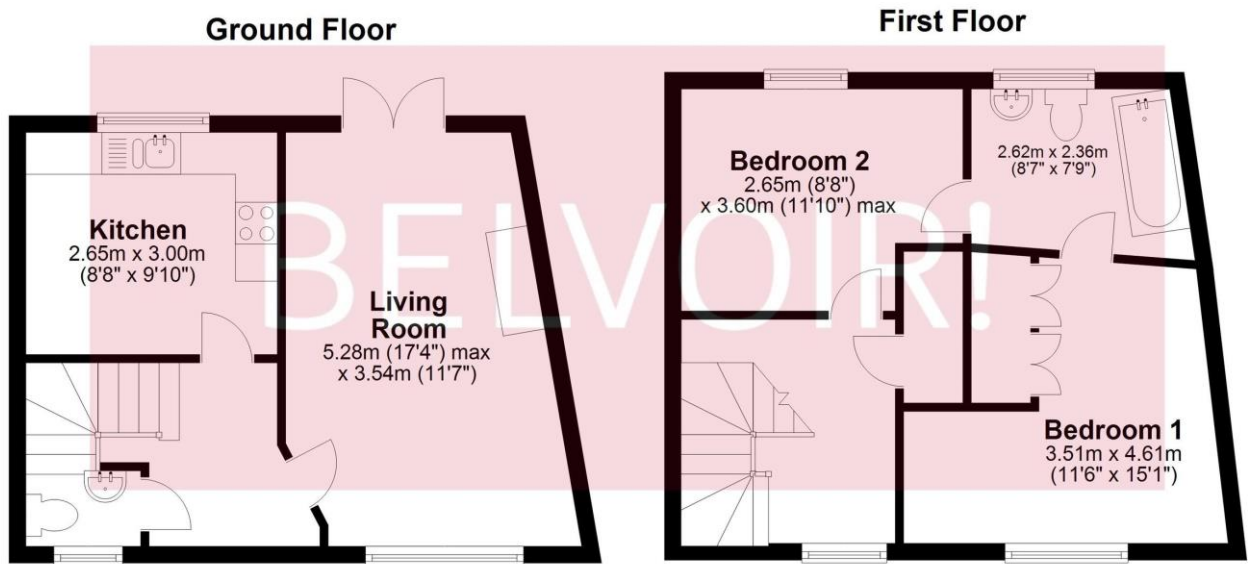
AGENTS NOTES

EICR

Property has wooden windows in need of some repair

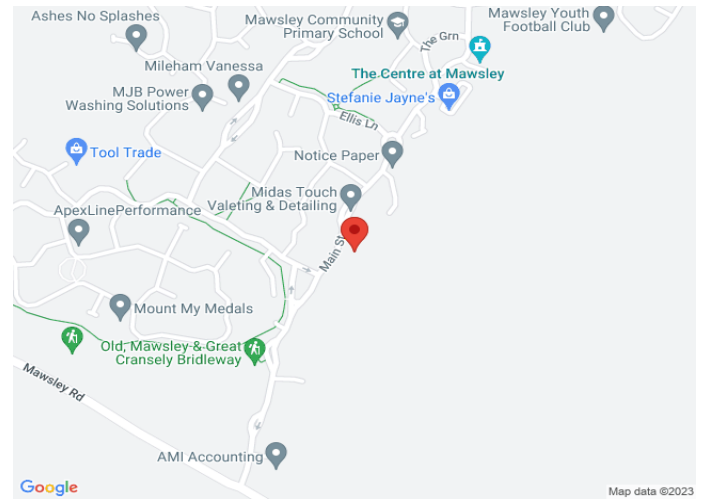
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

BELVOIR!

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