



3 ROWAN AVENUE | MAWSLEY, NORTHANTS.





# 3 ROWAN AVENUE, MAWSLEY, KETTERING NORTHANTS. NN14 1GP

---

An opportunity to purchase a fine four bedroom detached house situated within this popular location. The accommodation provides sitting room, study, living kitchen, utility & cloaks, dining room, and conservatory. To the first floor the property provides master bedroom suite along with three further bedrooms and two

## ACCOMMODATION

Accessed via composite door with obscure inset glazed and complementary glazed panels to either side, courtesy lightning.

## ENTRANCE HALL

All principal accommodation off, stairs to first floor accommodation. Understairs cupboard providing storage.

## CLOAKROOM

Fully tiled, back to wall w.c., wash hand basin, wall heated chrome towel rail.

## DINING ROOM

French double doors, bay window to front elevation, coved cornice to ceiling.

## STUDY

Bay window to front elevation

## LOUNGE

Feature fireplace housing coal effect gas fire with marble hearth, coved cornice to ceiling. Glazed doors through to:

## CONSERVATORY

Accessed via glazed double doors, tiled floor glazing to three elevations and apex, Velux windows.

## FULLY FITTED LIVING KITCHEN

Wide range of base and drawer units with preparation surface over, double and sink and drainer with mixer tap over, tiled splash back, integrated dishwasher, four burner gas hob, concealed extractor over, eye level inset one and a half oven, range of eye level units with glass display unit, tiled floor, low voltage inset spots, window to rear elevation, opening through to:

## DINING / LIVING AREA

Fully tiled floor, window to side and rear elevations, pendant lighting.

## FIRST FLOOR ACCOMMODATION

## LANDING

Built in full height airing cupboard, loft access.

## MASTER BEDROOM SUITE

Window to front elevation.

## DRESSING ROOM

Range of full height wardrobes providing ample storage and hanging, window to rear elevation.

## EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted chrome fittings, contemporary walled mounted vanity unit with oversized basin and mixer tap over, back to wall w.c., wall mounted chrome towel radiator, window to rear elevation.

## BEDROOM TWO

Window to rear elevation, double fitted full height wardrobes providing ample hanging and storage, door through to:

## EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted fittings, low flush w.c., pedestal wash hand basin.

## BEDROOM THREE

Window to front elevation, built in full height wardrobe.

## BATHROOM

Fully tiled shower enclosure with wall mounted fittings, paneled bath with hand held shower attachment, low flush w.c., pedestal wash hand basin, window to rear elevation.





## OUTSIDE

### DOUBLE GARAGE

Two sets of doors, power and light.

### GARDEN

To the front of the property the block paved approach and drive provide ample off-road parking, softened by established planting.

A courtesy gate leads to the rear of the property which enjoys a large area of hard landscaping, ideal for al-fresco dining and outdoor entertainment whilst providing ease of maintenance. The boundary is depicted by a close boarded fence flanked with herbaceous planting.

## VIEWINGS

Strictly by appointment via Naylor's the selling agents.

EPC = C

This property is offered chain free.

Naylor's Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

[sales@naylorsestateagents.com](mailto:sales@naylorsestateagents.com)

[naylorsestateagents.com](http://naylorsestateagents.com)

01858 45 00 20

Make the move

