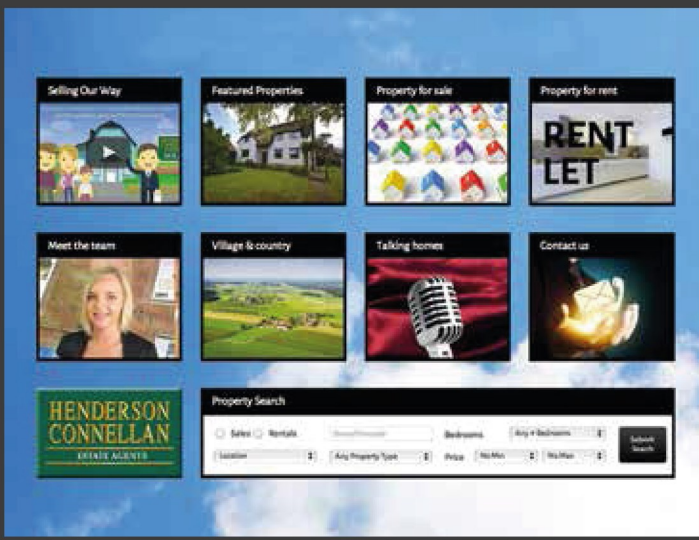


Floorplan and Measurements



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Convenient Village Living



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"Convenient Village Living"

This impressive semi detached home occupies an enviable position on the periphery of the village, literally a moments' walk from the spinney with lovely rural walks and cycle rides. The village enjoys a wealth of amenities to include a Primary school, Doctors, Dentist and village store among other useful facilities including the community centre and Indian Restaurant. The well presented interior benefits from sealed unit double glazed windows and gas central heating. The entrance hall leads to the guest cloakroom, the designer kitchen has a range of integrated appliances, whilst the generous living room provides both living and dining options with French doors to the garden. Upstairs there is a principal bathroom and two bedrooms to the first floor, the master suite occupies the whole of the second floor with en suite shower room. Outside there is a low maintenance foregarden and a lovely rear garden with a summer house providing an idyllic escape, there is also a private driveway and single garage to the back. Rural living with all the conveniences on your doorstep!

EPC RATING: C COUNCIL TAX: C

- Gas central heating
- Sealed unit double glazed windows
- Entrance hall with doors leading to;
- Guest cloakroom with low-level WC and pedestal wash hand basin
- Kitchen with range of cool white base and eye level units, granite effect roll top work surfaces, black granite effect single bowl sink and drainer with monobloc tap, integrated stainless steel double oven, hob, extractor, dishwasher, washing machine and fridge freezer.
- Living/Dining room, a large open living space providing both living and dining options, dual aspect windows, French doors lead to the garden.
- Upstairs, there are three bedrooms arranged over two floors. A double bedroom, small double bedroom and bathroom to the first floor, the master suite occupying the second floor with en-suite shower room and access to a boarded loft.
- Bathroom - panel enclosed bath with shower over, tiled flooring, low level -WC with pedestal hand wash basin.
- Stairs leading to a light filled master bedroom with space for free standing wardrobes and a modern ensuite with shower and Velux window.

Birch Spinney, Mawsley, Kettering NN14 1QW



The foregarden features low maintenance borders with step to the front door.

The rear garden includes planted borders and a patio area, perfect for garden furniture. A timber summerhouse is an ideal all weather escape. Timber fencing encloses the garden with gated access leading to a private parking space with access to the single garage via up and over door.