

**3 Stoneyfield
Mawsley Village
KETTERING
NN14 1SY**

Offers Over £310,000



- SEMI DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- DUAL ASPECT LOUNGE
- VILLAGE LOCATION
- GARAGE AND OFF ROAD PARKING

- THREE BEDROOMS
- SEPARATE DINING ROOM/STUDY
- TWO BATHROOMS
- QUIET CUL-DE-SAC
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious and rarely available three bedroom semi-detached property situated in a small cul-de-sac close to the periphery of the modern sought after village of Mawsley. It's unique layout offers versatile and family friendly living accommodation over two floors in a tranquil setting whilst staying in close proximity to some excellent local amenities and lovely countryside walks. A semi-rural location but with superb local transport links means this property is a must view and comprises in brief; entrance hall, dual aspect lounge, separate dining room/study, kitchen breakfast room and downstairs cloakroom. The first floor offers three bedrooms with en-suite facilities to bedroom one and a family bathroom. Externally the property boasts low maintenance front and Westerly facing rear garden, off road parking and a garage to the side.

Ground Floor

Entrance Hall

Enter via composite doors with obscure inset windows, wooden flooring, ceiling coving, stairs to first floor landing, doors to;

Lounge

19'4" into bay x 10'9" (5.91 into bay x 3.30)

Dual aspect UPVC double glazed window to front aspect, UPVC double glazed French doors into rear garden, feature electric fireplace and surround, wooden laminate flooring, ceiling coving.

Kitchen/Breakfast Room

14'7" max x 9'3" (4.47 max x 2.84)

UPVC double glazed window to rear aspect, double glazed wooden door to rear garden, modern wall and base mounted units and drawers, roll top work surfaces, integrated oven, space for dish-washer, space for washing machine, tiled splash backs, one and a half bowl stainless steel sink with drainer and mixer tap over, tile effect flooring, storage cupboard.

Dining Room/Study

9'8" into bay x 11'2" (2.96 into bay x 3.42)

UPVC double glazed window to front aspect, wooden laminate flooring, ceiling coving.

Downstairs Cloakroom

UPVC obscure double glazed window to front aspect, pedestal wash hand basin with storage under and close coupled WC, tiled flooring, tiled splash backs.

First Floor

First Floor Landing

UPVC double glazed window to rear aspect, loft hatch entrance, doors to;

Bedroom One

15'5" x 10'10" (4.71 x 3.32)

UPVC double glazed window to front aspect, door to en-suite.

En-Suite To Bedroom One

7'3" max x 6'3" (2.21 max x 1.91)

UPVC obscure double glazed window to front aspect, shower cubicle, pedestal wash hand basin with storage under and close coupled WC, electric shaving point, extractor fan.

Bedroom Two

13'3" x 9'4" (4.04 x 2.85)

UPVC double glazed window to front aspect, built in double wooden wardrobe.

Bedroom Three

8'1" x 7'9" (2.47 x 2.37)

UPVC double glazed window to rear aspect.

Family Bathroom

8'2" x 6'6" (2.50 x 1.99)

Obscure UPVC double glazed window to rear aspect, white suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin with storage under, low level WC, tiled splash backs, tile effect flooring, electric shaving point.

Externally**Front Garden**

Storm porch, low maintenance, laid to lawn, decorative stones, established hedgerow.

Rear Garden

Westerly aspect. Low maintenance, laid to lawn, raised decked area, patio area, raised borders, decorative stones, outside tap, wooden side gate to driveway and garage, fully surrounded by wooden panel fencing and trellis.

Single Garage

Up and over door, power and light connected and off road parking.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band D





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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.