

**31 School Road
Mawsley Village
KETTERING
NN14 1SN**

Guide Price £320,000



- **EXTENDED TOWN HOUSE**
- **KITCHEN/DINER**
- **VILLAGE LOCATION**
- **GARAGE AND OFF ROAD PARKING**

- **FOUR BEDROOMS**
- **TWO BATHROOMS**
- **VIEWS OVER ECO-MEADOW**
- **ENERGY EFFICIENCY RATING TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the heart of the sought-after village of Mawsley, this modern four-bedroom property offers stylish and flexible family friendly living. Bright and well-proportioned, it features two reception rooms to include a spacious extended kitchen/diner — perfect for everyday life and entertaining.

With two bathrooms and parking for two, practicality is covered, while lovely views over the Eco-meadow add a peaceful, scenic touch. In summary, a welcoming home in a modern, picturesque village setting with access to excellent local amenities and beautiful countryside walks.

Entrance Hall

Enter via composite door with obscure inset windows, ceiling coving, coir matting, stairs to first floor landing, doors to;

Lounge

15'10" x 10'9" (4.84 x 3.29)

UPVC double glazed window to front aspect, feature electric fire, ceiling coving, ceiling spot lights, wooden laminate flooring, long bar radiator, under stairs storage cupboard.

Kitchen/Diner

21'0" x 13'10" (6.41 x 4.22)

Extended. UPVC double glazed bi-folding doors to rear garden, UPVC double glazed door to rear garden, two double glazed Velux windows to rear aspect, modern wall and base mounted units with soft touch drawers and clever storage features, roll top wooden work surfaces, integrated Neff double oven, integrated Neff induction hob with extractor hood over, integrated Neff dishwasher, integrated washing machine, space for American fridge/freezer, tiled splash backs, one and a half bowl composite sink with drainer and mixer tap over, ceiling spot lights, door to;

Downstairs Cloakroom

Pedestal wash hand basin with close coupled low level W/C, wooden laminate flooring.

First Floor

First Floor Landing

Stairs to second floor landing, doors to;

Bedroom Two

13'10" x 11'8" (4.23 x 3.56)

Two UPVC double glazed windows to rear aspect with views over Eco-meadow.

Bedroom Four

13'3" x 7'1" (4.04 x 2.16)

UPVC double glazed window to front aspect, built-in double wardrobe, built-in single wardrobe, wooden laminate flooring.

Family Bathroom

6'5" x 5'7" (1.98 x 1.72)

UPVC obscure double glazed window to front aspect, white suite comprising panel bath with hand held shower attachment over, pedestal wash hand basin with close coupled low level W/C, tiled splash backs, tiled flooring, ceiling spot lights.

Second Floor

Second Floor Landing

Loft hatch entrance, airing cupboard.

Bedroom One

13'10" max x 11'8" (4.24 max x 3.56)

Two UPVC double glazed windows to rear aspect with views over Eco-meadow, solid wooden beam, two double built-in wardrobes.

En-Suite To Bedroom One

5'1" x 4'10" (1.56 x 1.49)

Shower cubicle tiled floor to ceiling with Amazon rainfall shower and extra hand held shower attachment, pedestal wash hand basin with close coupled low level W/C, tiled splash backs, tiled flooring, ceiling spot lights.

Bedroom Three

13'10"ax x 10'2" (4.22max x 3.10)

Two UPVC windows to front aspect, solid wooden beam.

Front Garden

Storm porch, decorative stones, iron railing.

Rear Garden

Westerly aspect, wooden railway sleepers, artificial grass, decorative stones, fully surrounded by wooden panel fencing, wooden gate leading to garage and off road parking.

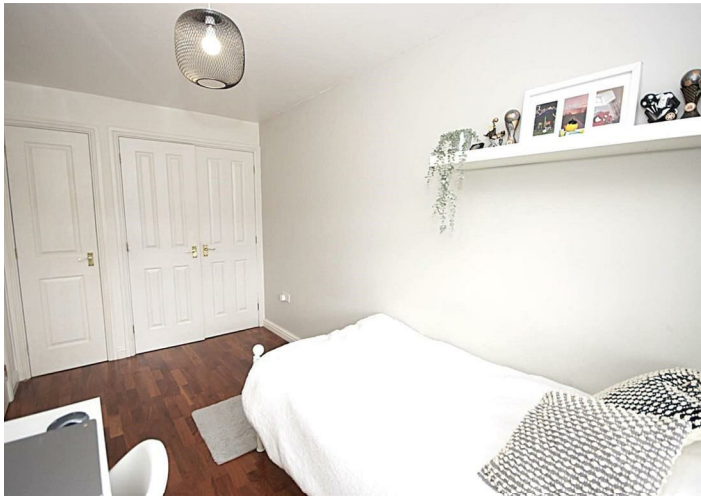
Garage

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

Agents Notes

Local Authority North Northampton Council
Council Tax Band D







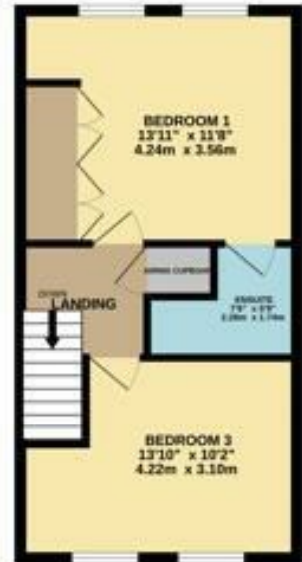
GROUND FLOOR



1ST FLOOR



2ND 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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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.