

**17 Hawthorn Avenue
Mawsley
KETTERING
NN14 1TD**

Guide Price £230,000



- EXTENDED MID TERRACE
- TWO BEDROOMS
- FRONT AND REAR GARDENS
- QUIET VILLAGE LOCATION
- GARAGE WITH OFF ROAD PARKING

- NO ONWARD CHAIN
- PLAYING FIELD VIEWS TO FRONT
- TWO RECEPTIONS
- CLOSE TO VILLAGE AMENITIES
- ENERGY EFFICIENCY RATING C

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered to market with NO ONWARD CHAIN a beautifully presented and EXTENDED two bedroom property situated within the heart of Mawsley Village. Thoughtfully extended to the rear to create a separate dining area or snug this home has been lovingly cared for by its original owner and offers versatile living space with field views to the front. A short stroll to countryside walks and the excellent local amenities means this property provides the perfect balance to village life. This lovely home comprises in brief; entrance hall, kitchen, lounge, dining room/snug and downstairs cloakroom. The first floor offers two good sized bedroom and a family bathroom. Externally the property benefits from front and rear gardens, a garage and off road parking.

Entrance hall

Enter via composite door with obscure inset window, tiled flooring, stairs to first floor landing.

Kitchen

10'4" x 5'8" (3.16 x 1.75)

UPVC window to front aspect, modern wall and base mounted units and drawers, roll top work surfaces, tiled splash backs, tiled flooring, integrated oven with gas hob and extractor hood over, stainless steel sink with drainer and mixer tap over, space for washing machine, space for fridge freezer.

Lounge

13'4" x 12'3" max (4.08 x 3.74 max)

Double glazed French doors to rear garden, double glazed window to rear aspect, feature electric fireplace and surround, storage cupboard.

Dining Room

10'10" x 8'8" (3.31 x 2.66)

UPVC French doors with wing windows to rear garden, two double glazed Velux windows to rear aspect.

Downstairs Cloakroom

UPVC obscure double glazed window to front aspect, pedestal wash hand basin, low level W/C, tiled splash backs, tiled flooring.

First Floor Landing

Dog leg stairs to first floor landing, loft hatch entrance with drop down ladders leading to part part boarded loft.

Bedroom One

12'11" x 12'6" (3.94 x 3.83)

UPVC double glazed window to front aspect, views over playing fields, storage cupboard.

Bedroom Two

11'3" x 6'3" (3.43 x 1.92)

UPVC double glazed window to rear aspect, telephone point.

Family Bathroom

6'3" x 5'6" (1.93 x 1.68)

UPVC obscure double glazed window to rear aspect, panel bath with shower attachment over, pedestal wash basin with storage under, low level W/C, tiled flooring, fully tiled splash backs, electric shaving point.

Front Garden

Storm porch, decorative stones, established hedgerow.

Rear Garden

Low maintenance, patio area, decorative stones, wooden storage shed, established shrubs, fully surrounded by wooden panel fencing.

Garage

Up and over door, off road parking.

Agents Notes

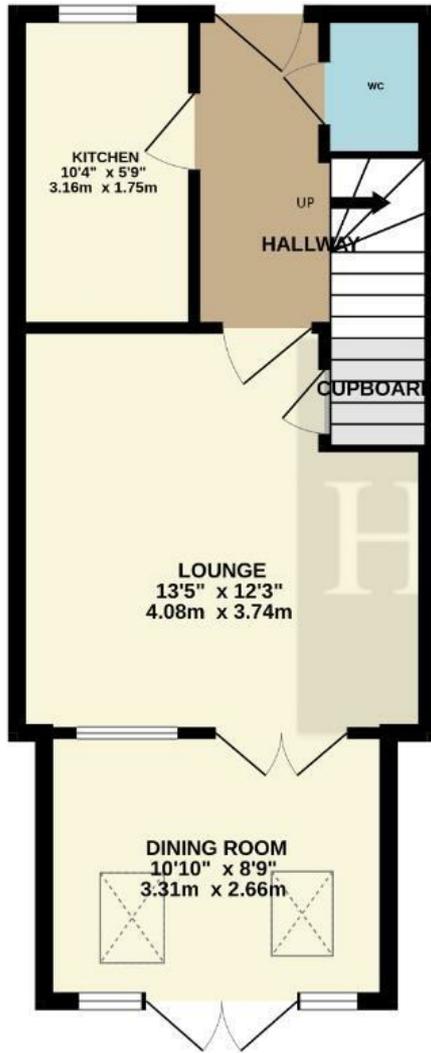
Local Authority: North Northamptonshire Council

Council Tax Band: B





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 misstatement. 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	75	87
(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	



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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.