

**74 Hawthorn Avenue  
Mawsley Village  
KETTERING  
NN14 1TH  
£385,000**



- **DETACHED HOUSE**
- **HIGH SPECIFICATION**
- **PLAYROOM/STUDY**
- **QUIET VILLAGE LOCATION**
- **VERSATILE LAYOUT**

- **FIVE BEDROOMS**
- **REFITTED KITCHEN/DINER**
- **TWO BATHROOMS**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A lovely five bedroom detached home providing flexible living accommodation within the modern and sought after Mawsley Village. Built to a high specification the property provides a family friendly layout throughout whilst offering excellent local amenities and countryside walks on your doorstep. This must view property comprises in brief; entrance hall, lounge, kitchen/diner refitted by Klever Kitchens, study/playroom and refitted utility/downstairs cloakroom. The first floor offers five bedrooms with an en-suite to bedroom one and a family bathroom. Externally the property benefits from front and rear gardens, off road parking and a quiet village location.

### **Entrance Hall**

Enter via a composite door with obscure inset windows, UPVC double glazed window to front aspect, stairs to first floor landing, under stairs storage cupboards, Porcanalosa graphite tiled flooring, ceiling coving, telephone point, ceiling smoke alarm, fuse box, storage cupboard.

### **Lounge**

16'7" x 10'11" (5.06 x 3.33)

Enter via Oak veneer door. UPVC double glazed window to front aspect, electric feature fire with surround and mantle, ceiling coving, wooden flooring.

### **Kitchen/Diner**

17'7" x 11'7" (5.37 x 3.55)

Refitted by Klever Kitchens. Enter via Oak veneer door. UPVC double glazed window to rear aspect, UPVC double glazed French doors into rear garden, shaker style wall and base mounted units with soft touch drawers, Oak butcher block effect work top with splash back, two integrated Bosch ovens and grills, Bosch five ring gas hob with stainless steel extractor hood and glass splash backs, Bosch integrated microwave, integrated dish-washer, integrated fridge freezer, Reginox silver/grey composite bowl sink with drainer and mixer tap over, ceiling spot lights, down lighters, under stairs storage cupboard, Porcanalosa graphite tiled flooring, opening into playroom/study.

### **Playroom/Study**

10'10" x 8'3" (3.32 x 2.54)

Wooden flooring.

### **Utility/Downstairs Cloakroom**

9'2" x 5'4" (2.81 x 1.64)

Refurbished. Enter via Oak veneer door. UPVC obscure double glazed window to front aspect, two double built in storage cupboards housing plumbing/space for washing machine, space/plumbing for tumble dryer, additional shelved storage unit, wash hand basin with vanity under, low level W/C, tiled splash backs, ceiling spot lights, ceiling extractor fan, wall mounted ailer, graphite radiator.

### **First Floor Landing**

Airing cupboard, over sized loft hatch entrance boarded with loft ladders.

### **Bedroom One**

14'4" x 10'0" excludes wardrobes (4.37 x 3.05 excludes wardrobes)

Enter via Oak veneer door. UPVC double glazed window to front aspect, three double built in wooden fitted wardrobes, door to en-suite.

### **En-Suite to Bedroom One**

6'9" x 5'6" (2.08 x 1.70)

Refitted. Enter via Oak veneer door. UPVC obscure double glazed window to front aspect, shower tiled floor to ceiling, half tiled splash backs, corner wash hand basin with vanity under, low level W/C, ceiling spot lights, ceiling extractor fan, electric shaving point, tiled flooring, chrome wall mounted heated towel rail.

### **Bedroom Two**

10'2" max x 9'8" (3.10 max x 2.96)

Enter via Oak veneer door. UPVC double glazed window to rear aspect.

### **Bedroom Three**

8'11" x 8'3" (2.73 x 2.54)

Enter via Oak veneer door. UPVC double glazed window to front aspect.

### **Bedroom Four**

8'8" x 8'3" (2.66 x 2.54)

Enter via Oak veneer door. UPVC double glazed window to rear aspect.

### **Bedroom Five**

7'7" x 6'9" (2.32 x 2.07)

Enter via Oak veneer door. UPVC double glazed window to rear aspect.

### **Family Bathroom**

9'6" max x 6'10" max (2.92 max x 2.09 max)

Refitted L-Shaped. Enter via Oak veneer door. UPVC obscure double glazed window to side aspect, white suite with kidney shape bath and shower over, wash hand basin with vanity under, low level W/C, tiled splash backs, ceiling spot lights, ceiling extractor fan, tiled flooring, chrome wall mounted heated towel rail.

### **Front Garden**

Low maintenance. Storm porch, slabbed area with path to door, decorative stones, outside light.

### **Rear Garden**

Patio area, astro turf, decked area, water butt, outside tap, outside light, outside power sockets, side gate access to off road parking, fully surrounded by brick wall and wooden panel fencing.

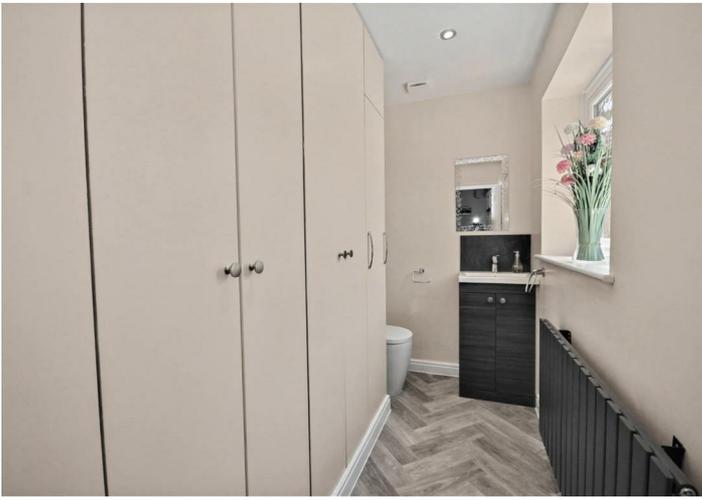
### **Off Road Parking**

Up and over door with part storage space, power & light connected, off road parking for two vehicles.

### **Agents Notes**

Local Authority: North Northamptonshire

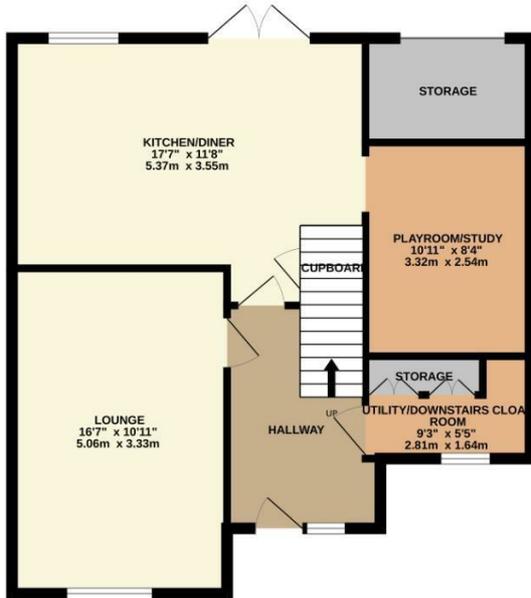
Council Tax Band E



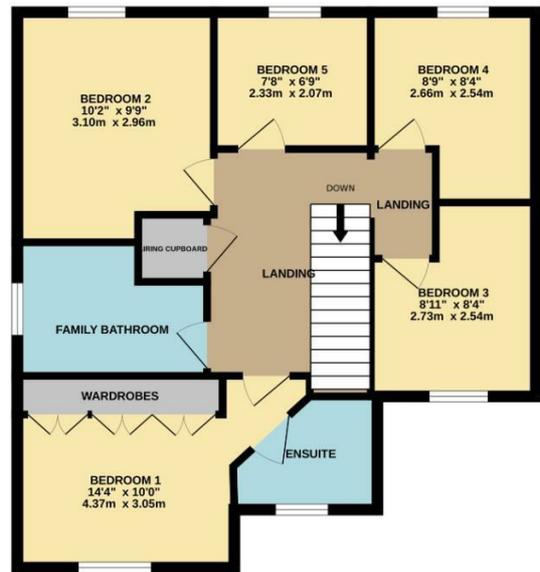




GROUND FLOOR



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 |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         | 80      | 84        |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | 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.