

**11 The Round
Mawsley
KETTERING
NN14 1GR**

Guide Price £225,000



- **NO UPPER CHAIN**
- **SEPARATE RECEPTIONS**
- **TWO BATHROOMS**
- **GARAGE AND OFF ROAD PARKING**

- **VACANT POSSESSION**
- **THREE BEDROOMS**
- **QUIET VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

NO ONWARD CHAIN | OVERLOOKING OPEN GREEN SPACE | GARAGE & OFF ROAD PARKING

Set within the heart of the ever-popular Mawsley Village, this three-bedroom mid-terrace home offers modern, spacious living in a peaceful setting, overlooking attractive green space to the front.

Built in 2003 and offered to the market with no onward chain. The accommodation comprises an entrance hall, kitchen, and two generous reception rooms including a bay window to the lounge, providing excellent space. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom.

Further benefits include UPVC double glazing throughout, a garage, and off-road parking.

Enjoying a quiet position within this desirable village community, the property is ideally placed for local amenities, schooling, countryside walks, and excellent road links to Kettering, Market Harborough, and beyond.

Properties in this location are always in demand, so please act promptly should you wish to view.

Ground Floor

Entrance Hall

Enter via UPVC door with two obscure inset windows, coir matting, doors to;

Downstairs Cloakroom

Pedestal wash hand basin with low level W/C, tiled splash backs.

Lounge

14'2" into bay x 12'0" (4.34 into bay x 3.67)

UPVC double glazed bay window to front aspect, door to;

Inner Hall

Storage cupboard, stairs to first floor landing, door to;

Dining Room

9'7" x 8'1" (2.94 x 2.47)

UPVC French doors to rear garden, archway into kitchen.

Kitchen

12'10" x 7'1" (3.93 x 2.16)

UPVC double glazed window to rear aspect, wooden wall and base mounted units and drawers, tiled splash backs, one and a half bowl composite sink with drainer and mixer tap over, space for fridge/freezer, space for washing machine, space for dish-washer.

First Floor

First Floor Landing

Airing cupboard, loft hatch entrance.

Bedroom One

10'7" x 9'8" (3.25 x 2.95)

UPVC double glazed window to rear aspect, built in treble wooden wardrobes.

En-Suite To Bedroom One

12'5" max x 4'7" (3.79 max x 1.40)

UPVC obscure double glazed window to rear aspect, double shower tiled floor to ceiling, half tiled splash backs, pedestal wash hand basin with low level W/C, electric shaving point.

Bedroom Two

10'2" x 8'1" (3.12 x 2.47)

UPVC double glazed window to front aspect with view over green space.

Bedroom Three

7'1" x 7'0" (2.18 x 2.14)

UPVC double glazed window to front aspect with views over green space.

Family Bathroom

8'0" x 6'2" (2.46 x 1.88)

White suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin low level W/C, half tiled splash backs, electric shaving point.

Externally

Front Garden

Storm porch, established shrubs, decorative stones, external lighting, views over green space.

Rear Garden

Westerly aspect, laid to lawn, patio area, decorative stones, wooden sleepers, established shrubs, outside tap, glazed door to rear of garage.

Single Garage

17'9" x 7'9" (5.42 x 2.37)

Up and over door, power and light connected, storage space in eaves, additional allocated off road parking space.

Agents Notes

Local Authority: North Northamptonshire

Council Tax Band C

Local Area Information Mawsley Village

Mawsley Village is a modern rural community located in Northamptonshire, England, situated between the towns of Kettering and Market Harborough. Built in the late 1990s and early 2000s, the village was carefully designed to combine traditional architectural styles with modern living. Surrounded by attractive countryside, Mawsley offers residents a peaceful environment while remaining well connected to nearby towns and transport links. The village features a range of housing, green spaces, and community facilities that make it a desirable place to live for families and professionals alike.

At the heart of Mawsley Village is a strong sense of community. The village centre includes local shops, a primary school, a community centre, and recreational areas that support everyday life and social activities. Regular events and community groups help bring residents together, creating a welcoming and friendly atmosphere. With its blend of rural charm, modern amenities, and community spirit, Mawsley has become one of Northamptonshire's most successful and attractive village developments.

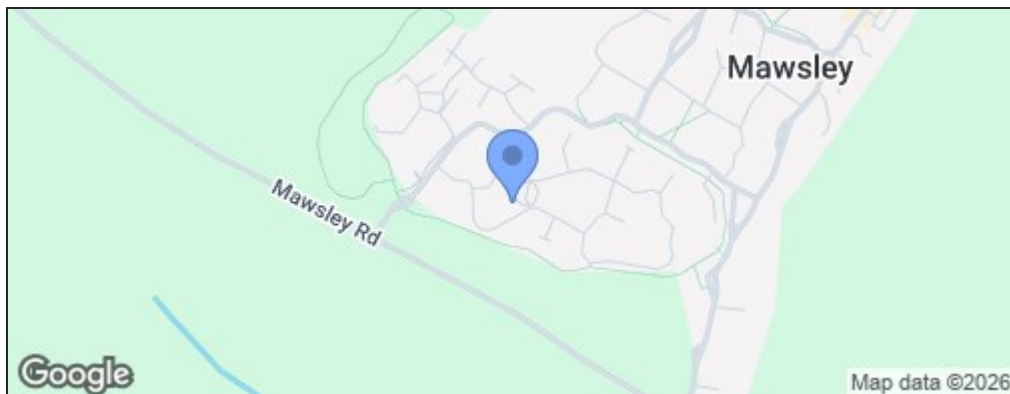






While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.
Made with iMango i2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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



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.