21 School Road
Mawsley
KETTERING
NN14 1SN

Guide Price £295,000









- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- SHOW HOME CONDITION
- VILLAGE LOCATION
- GARAGE AND OFF ROAD PARKING
- SEPARATE RECEPTION ROOMS
- TWO BATHROOMS
- FRONT & REAR GARDENS
- CLOSE TO AMENITIES
- ENERGY EFFICIENCY RATING: TBA

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This modern three-bedroom home in Mawsley Village has been upgraded and is presented in show home condition. Built in 2004, the mid-terrace property offers a layout that works well for family life, with two spacious reception rooms, three double bedrooms and two bathrooms.

The two reception rooms give you the flexibility to have a comfortable lounge and a separate space for dining or entertaining. Outside, there are gardens to the front and rear, with room to sit out in the warmer months. A garage and off-road parking add to the practicality of the home.

Set in Mawsley Village near Kettering, the property offers village living with excellent local amenities close by and transport links within easy reach.

Ground Floor

Entrance Hall
Enter via UPVC composite door with obscure inset window, ceiling coving, ceiling spot lights, stairs to first door landing, coir mat, Karndean flooring.

Lounge
20'0" x 11'7" (6.12 x 3.54)
UPVC double glazed window to front aspect, UPVC double glazed French doors into rear garden, feature electric fire with marble plinth, hearth and composite surround, ceiling coving.

Dining Room
13'0" x 9'2" (3.97 x 2.80)
UPVC double glazed window to front aspect, ceiling coving.

Downstairs Cloakroom
Pedestal wash hand basin with close coupled low level W/C, tiled splash backs, tiled flooring.

Kitchen
13'0" x 10'8" (3.97 x 3.27)
Refitted. UPVC double glazed window to rear aspect, UPVC double glazed half panel door into rear garden, modern high gloss wall and base mounted units with drawers incorporating clever storage features and soft touch closing, integrated Neff oven with gas hob, extractor hood over with stainless steel splash back, integrated Neff microwave, integrated Samsung fridge/freezer, integrated dish-washer, roll top work surfaces with splash backs, one and a half bowl stainless steel sink with drainer and mixer tap over, tiled flooring, ceiling spot lights, under stairs storage cupboard.

First Floor

First Floor Landing
UPVC double glazed window to rear aspect, dog leg stairs to first floor landing, ceiling spot light, airing cupboard, loft hatch entrance.

Bedroom One
12'9" x 10'11" (3.89 x 3.34)
UPVC double glazed window to front aspect, two double built-in wooden wardrobes.

En-Suite to Bedroom One
8'0" x 4'1" (2.44 x 1.26)
Double shower cubicle, aqua panel splash backs, ceramic sink with vanity storage under, low level W/C, half tiled splash backs, tiled flooring.

Bedroom Two
13'8" x 10'11" (4.19 x 3.33)
UPVC double glazed window to front aspect.

Bedroom Three
11'9" max x 8'10" (3.60 max x 2.71)
L-Shaped. UPVC double glazed window to rear aspect.

Family Bathroom
8'0" x 6'2" (2.45 x 1.89)
UPVC obscure double glazed window to rear aspect, white suite comprising of panel bath with hand held shower attachment, pedestal wash hand basin with low level W/C, half tiled splash backs, ceiling spot lights.

Externally

Front Garden
Low maintenance. Pathway leading to front door, decorative stones, two circular patio areas, outside light, surrounded by wooden picket fence.

Rear Garden
Westerly aspect, laid to lawn, spacious patio area, established shrubs and bushes, outside tap, water butt, glazed door into garage, wooden gate leading to off road parking and garage, fully surrounded by wooden panel fencing and brick wall.

Single Garage
Up and over door, power and light contacted, side door into rear garden, glazed window, off road parking in front.

Agents Notes
Local Authority: North Northampton Council:
Council Tax Band D

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Mawsley Village Local Area Information
Mawsley is a modern village and civil parish in North Northamptonshire, situated south-west of Kettering and close to the A43. Although it is a relatively new settlement, planned from the 1990s and developed from 2001 onwards, it was designed to create the character and feel of a traditional Northamptonshire village. The village has winding streets, attractive green spaces and good pedestrian routes, with a significant amount of open space including a recreation ground and natural and semi-natural areas. Its location provides a quiet rural setting while remaining within convenient reach of Kettering and the surrounding area.

A key feature of Mawsley is the range of facilities available within the village itself. These include

a local shopping centre, Mawsley Village Surgery, Mawsley Dental Clinic and Mawsley Community Primary School, alongside The Centre at Mawsley, which provides meeting rooms, a main hall, lounge and bar and supports a wide range of community activities and events. The village also has numerous clubs, groups and activities, helping to create a strong community atmosphere. Its combination of modern housing, green spaces, local amenities and community facilities makes Mawsley distinctive among newer settlements in the area.

















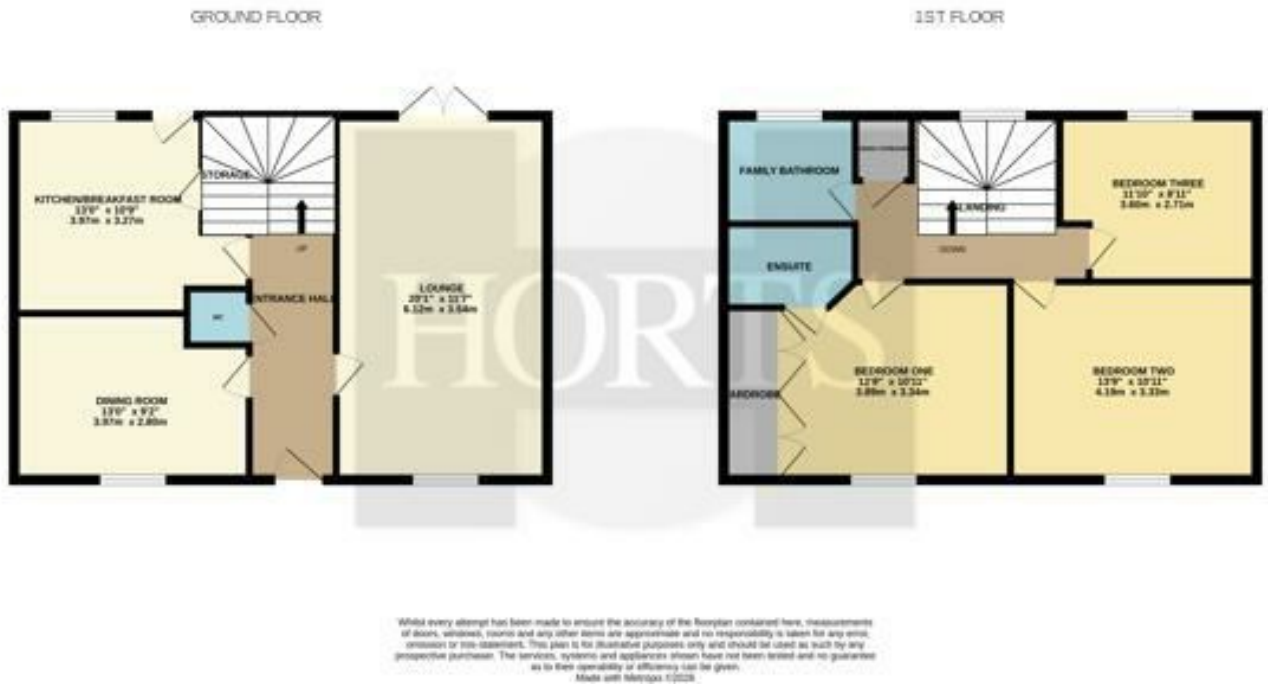


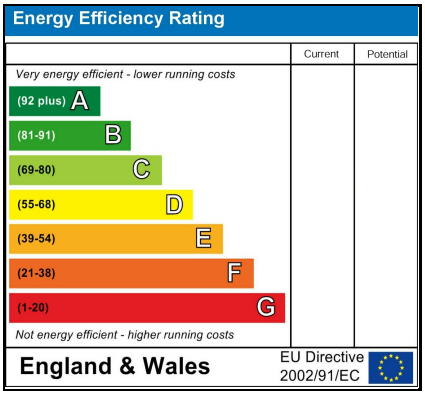














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