



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Long Breech, Mawsley NN14

"Modern Living in a Convenient Location"

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This beautifully presented three-bedroom home, offered with NO CHAIN, provides spacious and comfortable living across three floors. Situated in a quiet and convenient location, the property benefits from gas central heating and mostly UPVC double glazed windows. Upon entering, you are greeted by an inviting entrance hallway with tiled flooring, leading to a guest cloakroom. The generous living/dining room offers French doors that open directly to the rear garden, perfect for seamless indoor-outdoor living and a well appointed kitchen/breakfast room. The sleeping accommodation is thoughtfully arranged over two floors. The first floor hosts two well-proportioned bedrooms and a modern family bathroom. Ascending to the second floor, you will discover the impressive main bedroom, featuring built-in wardrobes and its own en-suite shower room. Externally, the property boasts off-road parking in front of the garage. The rear garden has been designed for low maintenance, featuring a patio area ideal for outdoor entertaining, with the remainder thoughtfully gravelled.

Living Room - 4.47m x 3.94m (14'8" x 12'11")

Kitchen/Breakfast Room - 4.85m x 2.41m (15'11" x 7'11")

Guest WC - 1.45m x 0.84m (4'9" x 2'9")

Bedroom One - 3.94m x 3.71m (12'11" x 12'2")

Ensuite - 3.18m x 2.84m (10'5" x 9'4")

Bedroom Two - 3.81m x 3.94m (12'6" x 12'11")

Bedroom Three - 3.38m x 1.91m (11'1" x 6'3")

Bathroom - 2.06m x 1.91m (6'9" x 6'3")

- NO CHAIN
- Excellent Condition Throughout
- Three Bedrooms
- En-Suite
- Off Road Parking with Garage
- Low-Maintenance Gardens
- Highly Desirable Location
- EPC RATING: C
- COUNCIL TAX: D

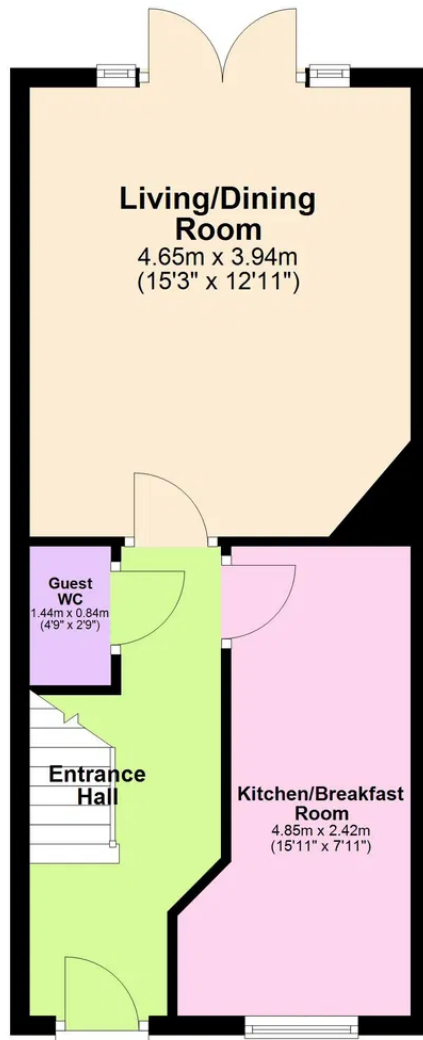
Tenure: Freehold





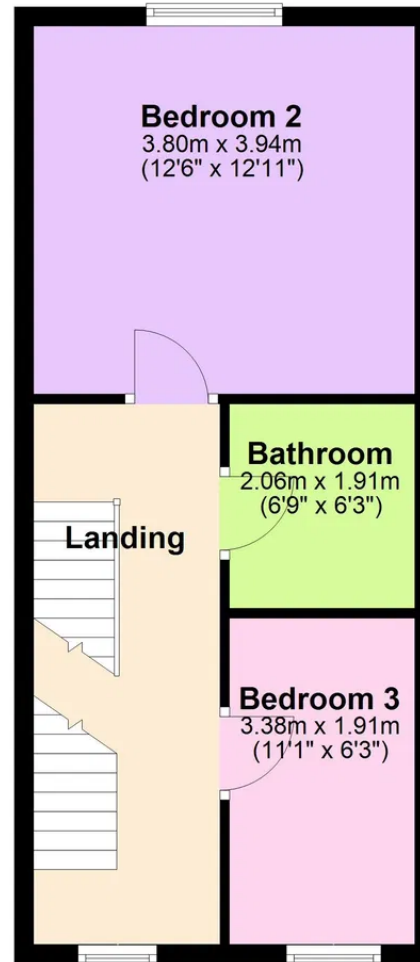
Ground Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



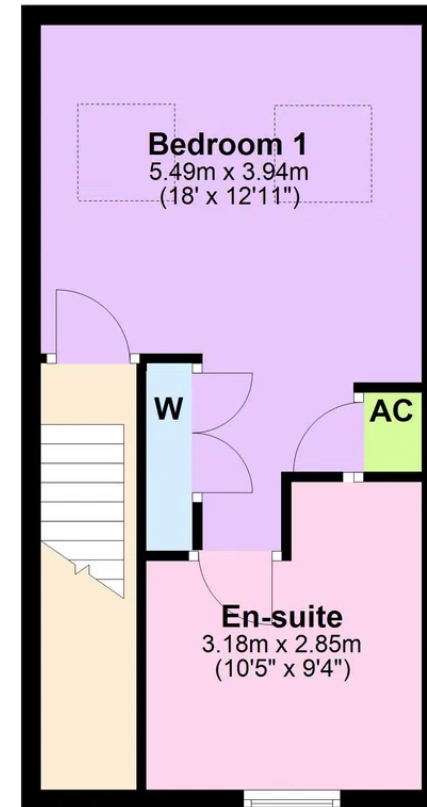
First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



Total area: approx. 106.2 sq. metres (1143.4 sq. feet)