

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

www.chrisgeorgeestateagent.co.uk

Tel: 01536 524475

Corby

1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston

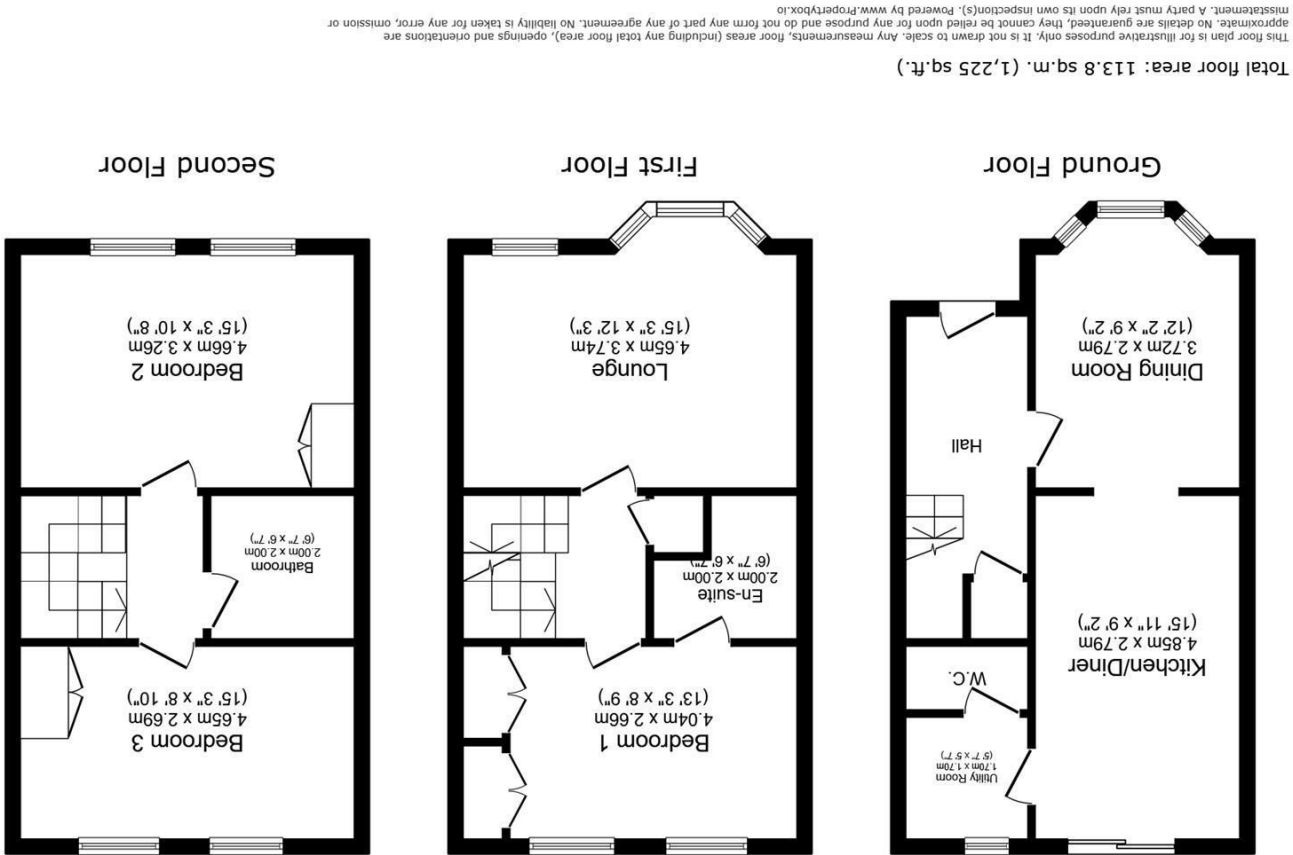
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell

30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering

12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



46 Old Gorse Way, Kettering, NN14 1GJ

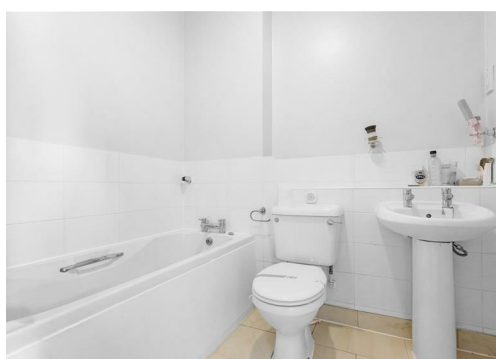
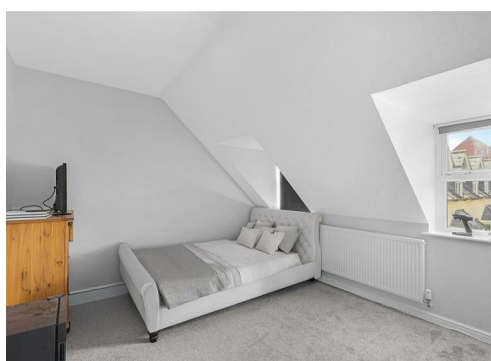
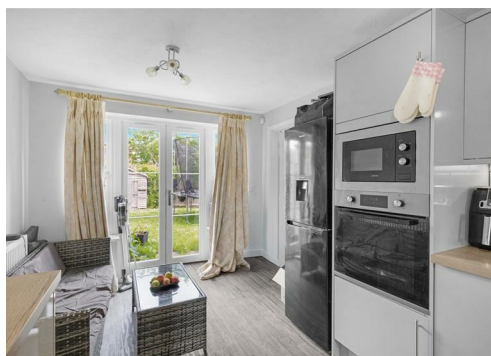
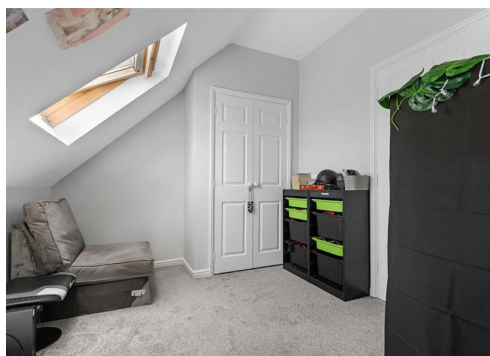
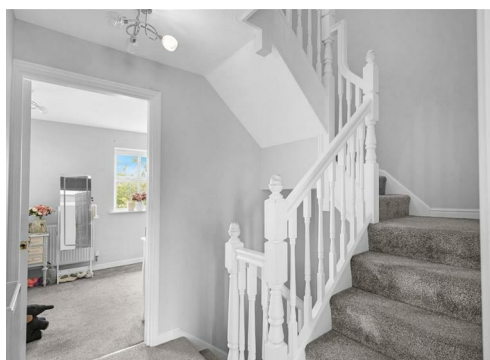
Offers over £300,000

3 2 2 C

A well-presented and versatile three/four-bedroom, three-storey David Wilson townhouse occupying a larger-than-average corner plot within the popular village of Mawsley, enjoying close proximity to local amenities, schooling and countryside walks. Providing spacious and flexible accommodation across three floors, the property is ideal for families seeking adaptable living space. Benefits include UPVC double glazing, gas radiator central heating, a recently refitted kitchen, en-suite facilities to the principal bedroom, ground floor cloakroom, garage and off-road parking.

The property is entered via a double-glazed front door leading into a welcoming entrance hall with stairs rising to the first floor and access to the principal ground-floor accommodation. The recently refitted kitchen/dining room is a particular feature of the home, fitted with a comprehensive range of modern eye and base-level units with complementary work surfaces, integrated appliances and ample preparation space. A versatile reception room is located to the rear and can be utilised as a formal dining room, study, family room or additional lounge depending on individual requirements. The first-floor landing provides access to a spacious and light-filled sitting room, creating an excellent principal living area with pleasant outlooks. Also on this floor is the principal bedroom, a generous double room benefiting from fitted storage and its own en-suite shower room comprising a shower enclosure, wash hand basin and low-level WC. The second floor offers three further well-proportioned bedrooms, two of which are generous doubles, providing flexible accommodation for families, guests or those working from home. The family bathroom is fitted with a modern suite comprising a panelled bath, wash hand basin

Council Tax Band - D
EPC Rating - C



Kitchen/Diner

15'10" x 9'8" (4.85m x 2.97m)

Dining Room

12'2" x 9'1" (3.72m x 2.79m)

Utility Room

5'6" x 5'6" (1.70m x 1.70m)

Bedroom 1

13'3" x 8'8" (4.04m x 2.66m)

En-Suite

6'6" x 6'6" (2.00m x 2.00m)

Lounge

15'3" x 12'3" (4.65m x 3.74m)

Bedroom 2

15'3" x 10'8" (4.66m x 3.26m)

Bedroom 3

15'3" x 8'9" (4.65m x 2.69m)

Bathroom

6'6" x 6'6" (2.00m x 2.00m)