

**4 Badgers Lane  
Mawsley  
KETTERING  
NN14 1TF**

**Guide Price £230,000**



- SEMI DETACHED
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- CLOSE TO AMENITIES
- GARAGE OFF ROAD PARKING FOR TWO

- NO ONWARD CHAIN
- LOUNGE
- FAMILY BATHROOM
- VILLAGE LOCATION
- 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

Offered to market with No Onward Chain Horts are delighted to present this charming two bedroom semi-detached property with garage and off road parking for two vehicles which is conveniently situated in the modern and picturesque Mawsley Village. The property is situated within a quiet corner of the village with countryside walks alongside modern amenities literally on your doorstep. Early viewing is advised. comprising in brief; entrance hall, lounge, kitchen/breakfast room and downstairs cloakroom. The first floor offers two bedrooms and a family bathroom. Externally the property benefits from low maintenance front and rear gardens, a garage and off road parking for two vehicles.

## **Ground Floor**

### **Entrance Hall**

Enter via a hard wooden door with obscure inset window, wood effect laminate flooring, stairs leading to first floor landing.

### **Lounge**

13'2" x 10'4" (4.02 x 3.15)

Double glazed window to front aspect, wood effect laminate flooring.

### **Kitchen/Breakfast Room**

13'6" x 9'9" (4.12 x 2.99)

Enter via glazed door, double glazed window to rear aspect, double glazed half panel door into rear garden, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated oven with gas hob and extractor hood over, one and a half bowl stainless sink with drainer and mixer tap over, space/plumbing for dish washer, space/plumbing for washing machine, space/plumbing for dish-washer, space for fridge freezer.

## **First Floor**

### **First Floor Landing**

Loft hatch entrance, airing cupboard, ceiling smoke alarm.

### **Bedroom One**

13'7" max x 10'1" (4.15 max x 3.08)

Two double glazed windows to front aspect, built in double wooden wardrobe.

### **Bedroom Two**

10'5" x 7'1" (3.19 x 2.16 )

Double glazed window to rear aspect, built in double wooden wardrobe.

### **Family Bathroom**

6'5" x 6'2" (1.98 x 1.90)

Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low level W/C, ceiling spot lights, tiled splash backs.

## **EXternally**

### **Front Garden**

Steps up to front door, storm porch, outside light, decorative stones, established hedgerow.

### **Rear Garden**

Mainly laid to lawn, patio area, path leading to a gate for access to garage and off road parking, outside tap, side gate access, fully surrounded by wooden panel fencing.

**Single Garage**

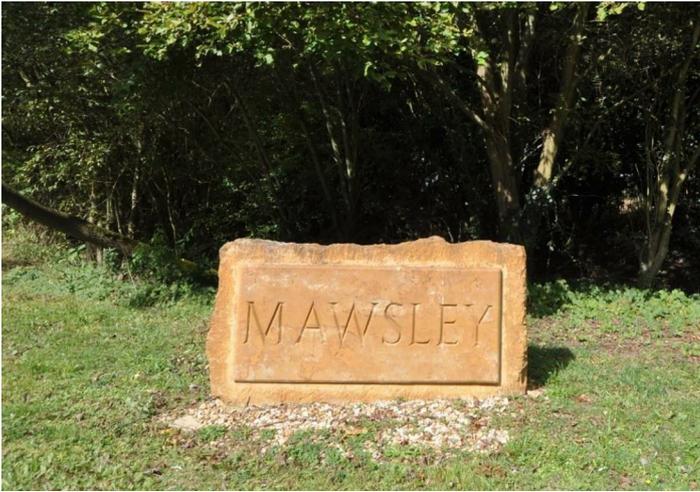
Up and over door, off road parking for two vehicles.

**Agents Notes**

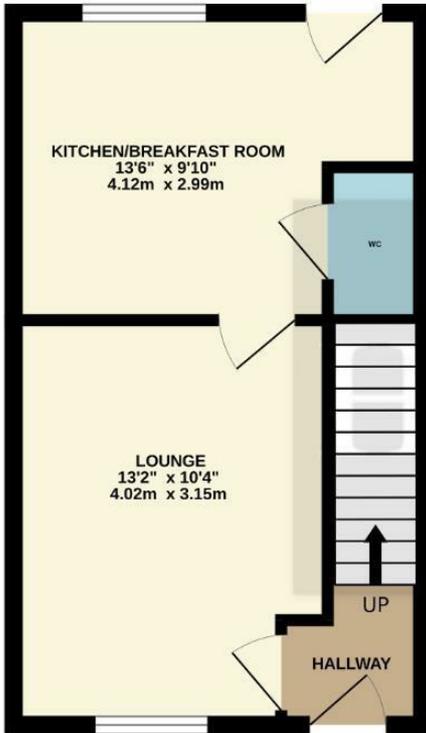
Local Authority: North Northamptonshire

Council Tax Band B

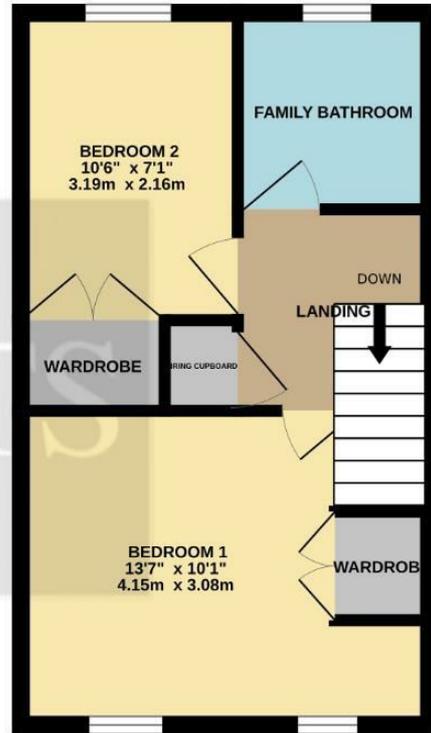




GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.