

**27 Rose Hill Way  
Mawsley Village  
KETTERING  
NN14 1TT**

**£900 Per Month**



- **\*\*AVAILABLE END AUGUST\*\***
- **EN-SUITE TO BEDROOM ONE**
- **INTEGRATED APPLIANCES**
- **QUIET VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: C**

- **THREE BEDROOM COACH HOUSE**
- **LOUNGE/DINER WITH JULIET BALCONY**
- **ALLOCATED OFF ROAD PARKING**
- **CLOSE TO THE AMENITIES**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\* AVAILABLE END AUGUST\*** Horts are delighted to market this unique modern spacious coach house for let within the sought after village of Mawsley. Close to all the amenities this lovely village has to offer the accommodation comprises in brief; entrance hall, lounge/diner, kitchen, family bathroom, three bedrooms with en-suite to bedroom one, allocated off road parking.  
**\*\*UNFURNISHED\*\***

### **Entrance hall**

Enter via half panel wooden door with obscure inset windows, ceiling smoke alarm, stairs leading to first floor landing, radiator.

### **Bedroom one**

13'6" x 12'7" (4.14 x 3.85)

Double glazed French doors with wing windows, walk in wardrobe, ceiling spots lights, ceiling smoke alarm, telephone point, spiral stair case leading up to lounge, fuse box, wooden laminate flooring, radiator, door to en-suite.

### **En-suite to Bedroom One**

5'8" x 5'6" (1.73 x 1.68)

Obscure double glazed window to side aspect, shower cubicle tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, tiled splash backs, electric shaving point, ceiling spot lights, ceiling extractor fan, wooden laminate flooring, radiator.

### **First floor landing**

Double glazed window to rear aspect, loft hatch entrance, airing cupboard, ceiling smoke alarm, radiator, doors to;

### **Lounge/Diner**

14'4" x 14'1" (4.38 x 4.30)

Double glazed French doors to Juliet Balcony, TV point, telephone point, ceiling smoke alarm, spiral stair case leading to bedroom one, two radiators.

### **Kitchen**

9'0" x 8'4" (2.76 x 2.56 )

Double glazed window to side aspect, double glazed window to rear aspect, modern wall and base mounted units and drawers, rolled top work surfaces, stainless steel sink with drainer and mixer tap over, integrated stainless steel oven with gas hob and extractor hood over incorporating a stainless steel splash back, integrated fridge freezer, integrated washer/dryer, tiled flooring, radiator.

### **Bedroom two**

14'5" x 10'1" (4.41 x 3.08)

Double glazed window to front aspect, built in double mirrored wardrobes, TV point, radiator.

### **Bedroom Three /Dining Room**

8'6" x 7'4" (2.60 x 2.26)

Double glazed window to front aspect, Telephone point, radiator.

### **Family bathroom**

8'8" x 5'1" (2.66 x 1.55)

Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, tiled splash backs, pedestal wash hand basin with close coupled W/C, ceiling extractor fan, ceiling spot lights, electric shaving point, tiled effect flooring, radiator.

**Off road parking**

Allocated off road parking, outside light.

**Agency Notes**

Local Authority: North Northamptonshire Council  
Council Tax Band - B

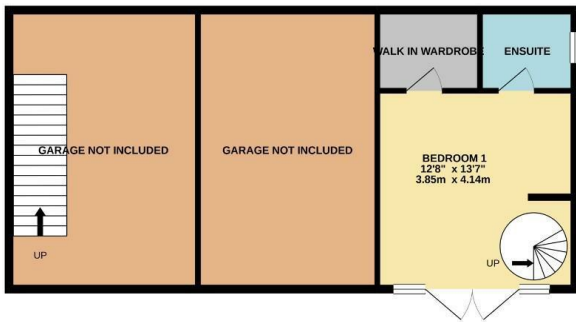
**\*\*AGENTS NOTE - HOLDING DEPOSIT\*\***

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable





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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	83
(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.