

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

**£1,000 Per Month**



- AVAILABLE IMMEDIATELY
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- VILLAGE LOCATION
- OFF ROAD PARKING

- SEMI DETACHED
- LOUNGE
- REDECORATED AND NEW CARPETS
- CLOSE AMENITIES
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

Available Immediately for LET this beautifully presented two-bedroom semi detached home has been recently redecorated throughout and benefits from brand new carpets, creating a fresh and modern feel from the moment you step inside. The ground floor features a bright and welcoming living space, alongside a contemporary kitchen/breakfast room.

Upstairs, the property offers two well-proportioned bedrooms and a neatly presented bathroom.

Externally, the home benefits from off-road parking and is conveniently located within close proximity to a range of local amenities, including shops, schools, and green spaces, all of which contribute to the charm and appeal of village life in Mawsley. \*\*\*UNFURNISHED\*\*\*

## **Ground Floor**

### **Entrance Hall**

Enter via composite UPVC door with two obscure inset window, stairs leading to first floor landing, laminate effect flooring, ceiling smoke alarm.

### **Lounge**

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

UPVC double glazed window to front aspect, under stairs storage cupboard, wood effect laminate flooring.

### **Kitchen/Breakfast**

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

UPVC double glazed window to rear aspect, UPVC 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 for tumble dryer, space for fridge freezer.

### **Downstairs Cloakroom**

Pedestal wash hand basin, low level W/C, tiled splash backs.

## **First Floor**

### **First Floor Landing**

Loft hatch entrance boarded with ladder and lighting, storage cupboard, ceiling smoke alarm.

### **Bedroom One**

13'6" max x 10'1" (4.14 max x 3.09)

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

### **Bedroom Two**

10'5" x 7'0" (3.18 x 2.14)

UPVC double glazed windows to rear aspect, USB socket.

### **Family Bathroom**

6'6" x 6'2" (1.99 x 1.90)

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

## **Externally**

### **Front Garden**

Storm porch, outside light, decorative stones, established hedgerow.

### **Rear Garden**

Decked area, laid to lawn, patio area, pebble decorative stone areas, blossom tree, outside socket, wooden shed, lighting and outside light, storage bin, fully surround by wooden panel fencing with gate to off road parking.

### **Off Road Parking**

For one vehicle.

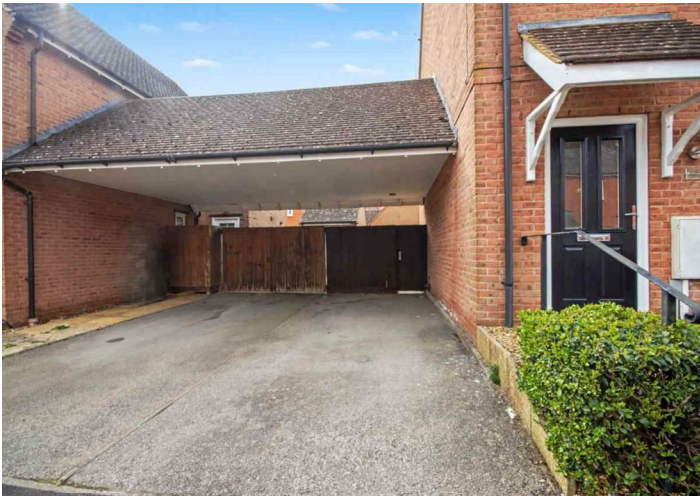
### **Agents Notes**

Local Authority: North Northamptonshire  
Council Tax Band B

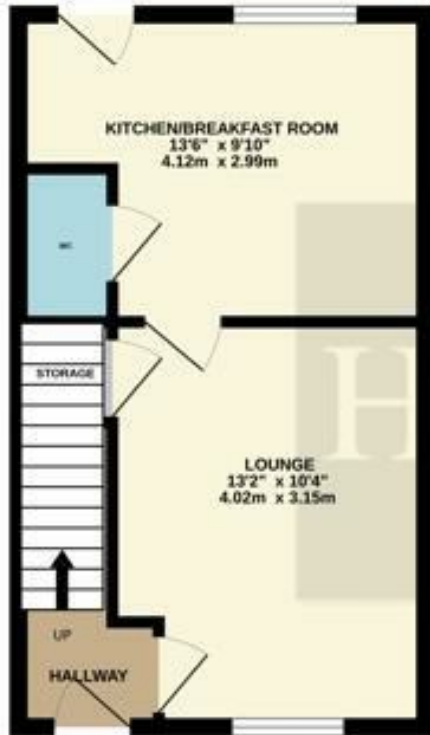
**\*\*AGENTS NOTE - HOLDING DEPOSIT\*\***

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.

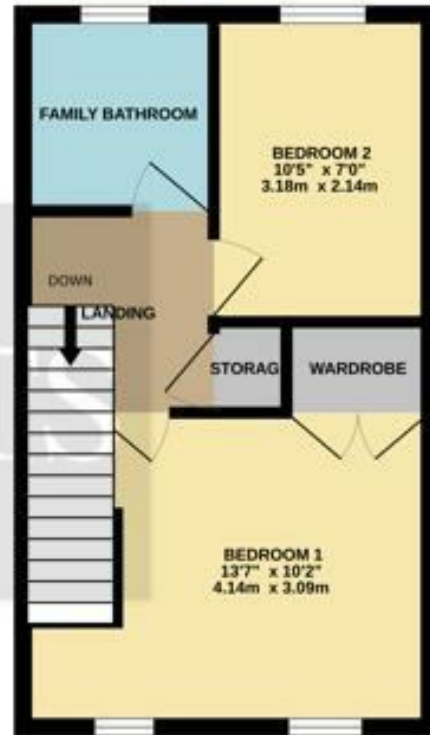




GROUND FLOOR:



1ST FLOOR:



While 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>			
(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	75	86



**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.