

HENDERSON CONNELLAN

ESTATE AGENTS

Rose Hill Way, Mawsley, NN14

“Interior Inspiration”

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Style, great taste and creative design have all combined resulting in the exceptional interior of the beautiful home, situated in the heart of Mawsley. Fine rural walks, shops, Indian Restaurant, primary school, Doctors and Dentist can all be found in the village, yet Kettering, Wellingborough and Northampton are all within easy reach. The lovely entrance hall has attractive panelling and leads to the guest cloakroom, kitchen/breakfast room with integrated oven and hob, washing machine and fridge/freezer, the light filled living room provides both living and dining options.

Upstairs there is a principal bathroom and three bedrooms, arranged over two floors, the principal suite occupying the whole of the top floor with built in wardrobes and en-suite, air-conditioning is perfect for the warmer months, which is also in the Living Room. Gas central heating and sealed unit double glazing complete the inside.

Outside there are steps up to the front door with manicured foregarden, the lovely West facing garden is a real suntrap with a gate leading to the driveway and garage. A seriously impressive home!

Kitchen/Breakfast Room - 4.83m x 2.39m (15'10" x 7'10")

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

Bedroom 1 - 5.41m x 3.96m (17'9" x 13'0")

Ensuite - 3.12m x 2.87m (10'3" x 9'5")

Bedroom 2 - 3.94m x 3.81m (12'11" x 12'6")

Bedroom 3 - 3.4m x 1.88m (11'2" x 6'2")

Bathroom - 2.06m x 1.88m (6'9" x 6'2")

- Stylish Modernised Interior
- Three Bedrooms over Two Floors
- En-Suite to the Principal Bedroom
- Guest Cloakroom
- Air-Conditioning in the Living Room and Principal Bedroom
- West Facing Garden
- Single Garage and Off Road Parking
- Desirable Village of Mawsley
- COUNCIL TAX: D
- EPC RATING: C

Council Tax Band: D

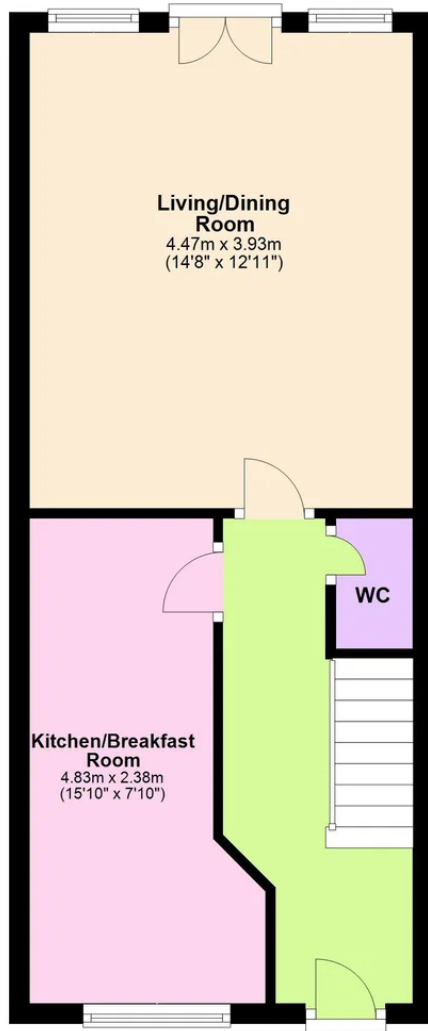
Tenure: Freehold





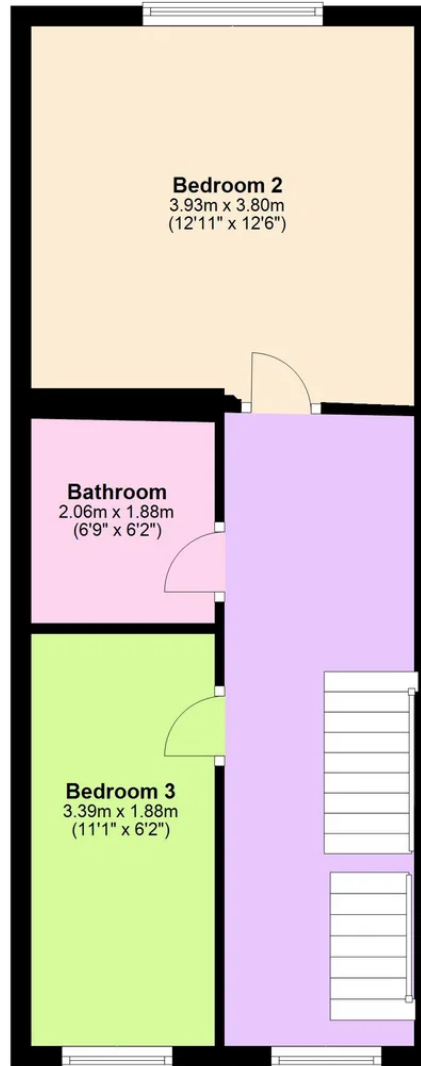
Ground Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



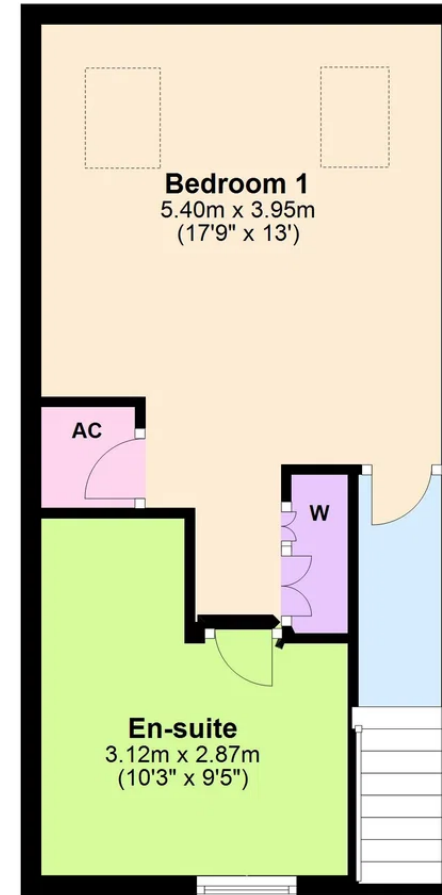
First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



Second Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 110.1 sq. metres (1185.1 sq. feet)



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

