

**45 Old Gorse Way
Mawsley Village
KETTERING
NN14 1GJ**

Guide Price £495,000



- **EXTENDED LINK DETACHED**
- **VIEWS TO THE FRONT**
- **SOUGHT AFTER LOCATION**
- **SEPERATE RECEPTIONS**
- **DECEPTIVELY SPACIOUS**

- **FOUR DOUBLE BEDROOMS**
- **THREE REFITTED BATHROOMS**
- **KITCHEN/FAMILY ROOM**
- **GARAGE WITH OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING TBA**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A deceptively spacious four double bedroom link detached property situated on the periphery of Mawsley Village. Sympathetically refurbished and extended by the current owners this property offers the perfect backdrop for modern, flexible family living. Offering a wealth of upgrades throughout, the property has been future proofed for the next owners to enjoy, along with superb local facilities, stunning countryside walks and a lovely semi-rural location. This must view family home comprises in brief; entrance hall, inner hall, spacious lounge, study, kitchen/family room, dining room, utility and downstairs cloakroom. The first floor offers four double bedrooms with refitted en-suite facilities to bedrooms one and two, a palatial family bathroom, along with a versatile and spacious landing. Externally the property benefits from low maintenance front, rear and side gardens, a gated carport with driveway and garage to the rear.

Ground Floor

Entrance Hall

Enter via composite door with obscure inset window into entrance hall, archway to further spacious inner hallway, ceiling coving, under stairs storage cupboard, dog leg stairs leading to first floor landing, wooden laminate flooring.

Lounge

19'3" x 11'7" (5.89 x 3.55)

Enter via glass panel double doors, UPVC double glazed bay window to front aspect, feature gas fire place with marble hearth, plinth along with a composite surround and mantle, ceiling coving, TV point, telephone point, wooden laminate flooring, chrome bar radiator.

Study

10'2" x 11'6" (3.12 x 3.53)

Enter via glass panel double doors, UPVC double glazed bay window to front aspect, ceiling coving, telephone point, wooden laminate flooring.

Kitchen/Family Room

11'8" x 16'4" (3.58 x 4.98)

Two UPVC double glazed window to rear aspect, soft touch modern high gloss wall and base mounted units with drawers and clever storage features, solid wooden work surfaces, Stokes range master cooker with gas hob and extractor hood over, tiled splash backs, sunken Belfast sink with mixer tap over, matching Island unit with soft touch base cupboards and drawers along with solid wooden work surface, space/plumbing recess for American fridge freezer, space/plumbing for dish-washer, kick-board lighting, ceiling spot lights, down-lighters, wood effect flooring, stainless steel wall bar radiator, arch way into dining room.

Dining Room Extension

13'1" x 10'9" (4.01 x 3.30)

Dual aspect. UPVC double glazed French doors into rear garden, UPVC double glazed window to side aspect, wooden laminate flooring.

Utility Room

6'11" x 5'9" (2.13 x 1.76)

UPVC obscure double glazed half panel door into side garden, wall and base mounted units, roll top work surfaces, tiled splash backs, space/plumbing for washing machine, stainless steel sink with drainer and mixer tap over, wooden laminate flooring.

Downstairs Cloakroom

UPVC obscure double glazed window to side aspect, wash hand basin with storage under, low level W/C, tiled splash backs.

First Floor

First Floor Landing

21'9" x 9'1" (6.65 x 2.78)

Spacious landing. Dog leg stairs down to hallway, airing cupboard, wooden laminate flooring, loft hatch entrance.

Bedroom One

16'6" x 12'4" (5.04 x 3.78)

Refitted. Two UPVC double glazed windows to rear aspect, two double built in wooden wardrobes, ceiling coving, ceiling spot lights, telephone point, wooden laminate flooring.

En-Suite to Bedroom One

7'9" x 6'5" (2.38 x 1.98)

Obscure UPVC double glazed window to side aspect, Amazon rainfall double shower with additional hand held shower attachment, aqua panels, floating wash hand basin with storage drawers under, low level W/C, half tiled splash backs, ceiling extractor fan, electric shaving point, chrome wall mounted heated towel rail.

Bedroom Two

16'2" x 10'8" (4.94 x 3.26)

Slightly L-Shaped. Two UPVC double glazed windows to front aspect, two double built in wooden wardrobes, wooden laminate flooring.

En-Suite to Bedroom Two

7'6" x 8'5" (2.30 x 2.59)

Refitted. Obscure UPVC double glazed window to side aspect, Amazon rainfall double shower with additional hand held shower attachment over, fully tiled floor to ceiling, ceramic basin with storage drawers under, low level W/C, half tiled splash backs, extractor fan, long bar radiator.

Bedroom Three

18'5" x 10'3" (5.63 x 3.14)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, treble built in wooden wardrobes, ceiling spot lights, wooden laminate flooring.

Bedroom Four

10'10" x 10'0" (3.31 x 3.06)

UPVC double glazed window to front aspect, built in double wooden wardrobe, wooden laminate flooring.

Family Bathroom Extension

13'1" x 10'9" (4.01 x 3.30)

Extended and completely refurbished. Dual aspect. UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, double Amazon rainfall shower with additional hand held shower attachment fully tiled floor to ceiling, his and her ceramic sink with soft touch storage drawers under, free standing bath with swan neck mixer tap over along with extra hand held shower attachment, low level W/C, ceiling spot lights, electric shaving point, loft hatch entrance, wood effect graphic flooring, two long bar radiators.

Externally

Front Garden

Storm porch, laid to lawn, external lighting, surrounded by dwarf brick wall with wrought iron railings, wrought iron gate.

Rear Garden

Laid to lawn, raised decking area, further composite decking with area with covered wooden gazebo, wooden railway sleepers, established plants, shrubs, bushes and trees, decorative stones, raised borders, outside tap, external power, external lighting, fully surrounded by wooden panel fencing and brick wall, access to carport, off road parking and garage.

Side Garden

Laid to lawn, small patio area, storage area, water butt, three wooden raised planting/vegetable borders, fully surrounded by brick wall.

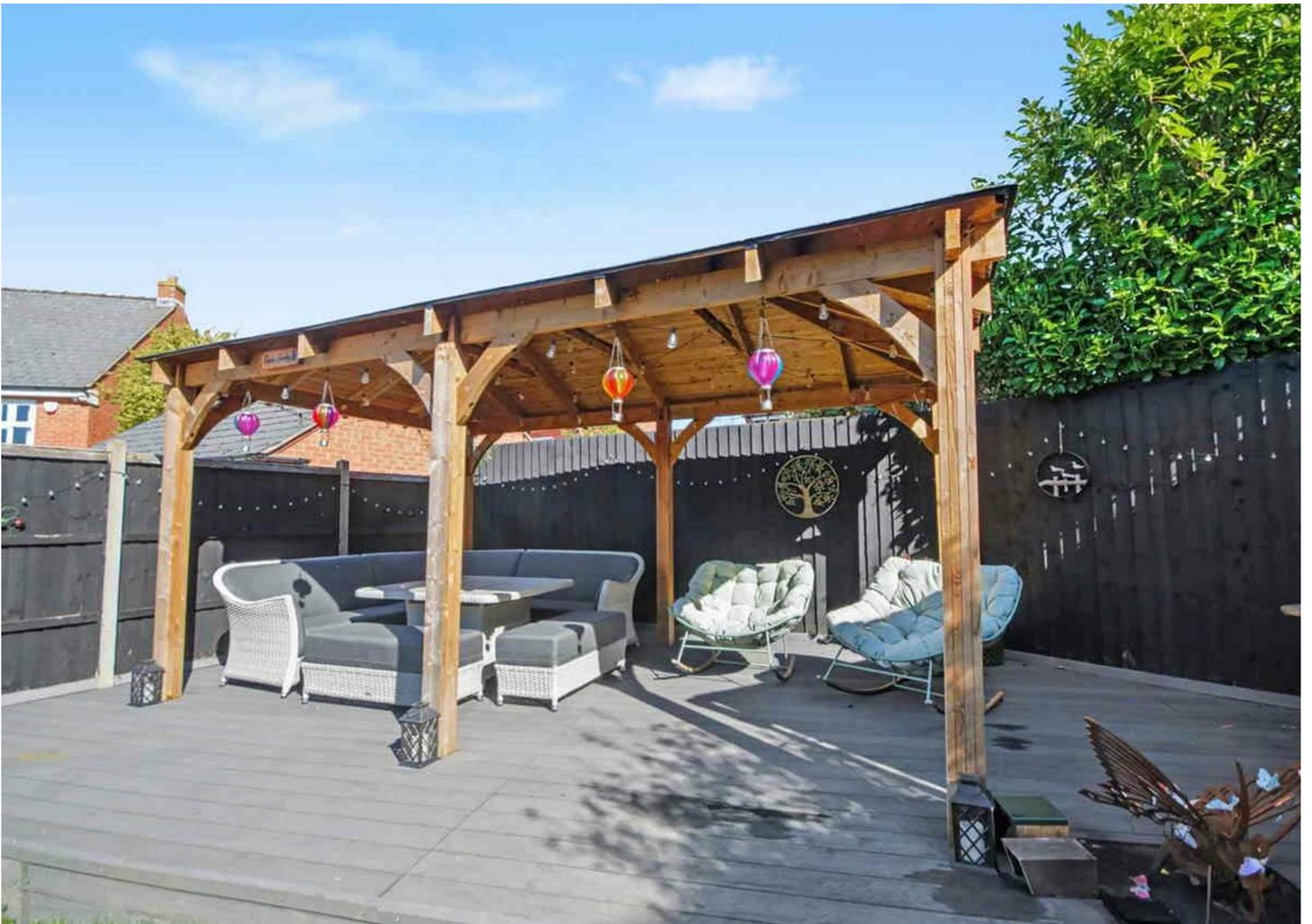
Single Garage

Up and over door with power and light connection, multiple off road parking, solid wooden double gates, double wrought iron gates, electric vehicle charger.

Agents Notes

North Northamptonshire Council
Council Tax Band F



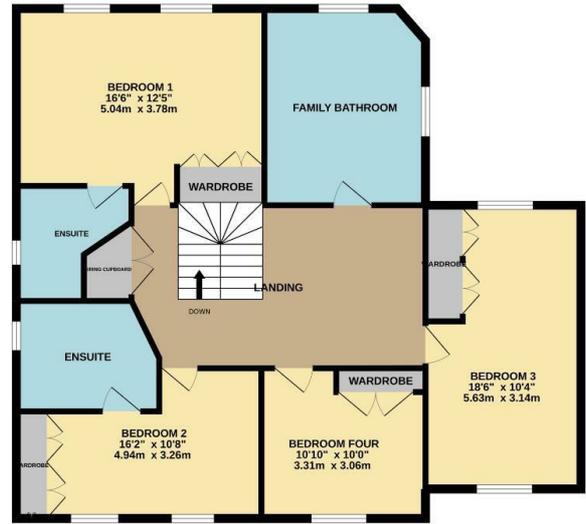




GROUND FLOOR

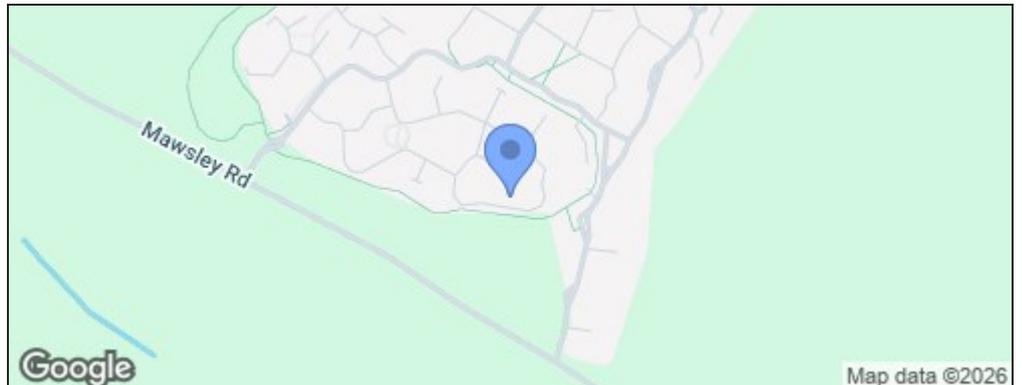


1ST FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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