

**55 Long Breech  
Mawsley Village  
KETTERING  
NN14 1TR**

**£1,150 Per Month**



- AVAILABLE IMMEDIATELY
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- COUNTRYSIDE VIEWS
- GARAGE WITH OFF ROAD PARKING

- MID TERRACE
- CONSERVATORY
- EN-SUITE TO BEDROOM ONE
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING B

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**\*\* Available Immediately \*\*** This well proportioned three bedroom mid terrace house FOR LET is situated on the periphery of the ever popular Mawsley Village. Offering countryside views to the rear and close to all the excellent amenities this lovely village has to offer this property makes an ideal first family home with accommodation comprising in brief; entrance hall, kitchen/breakfast room, lounge, conservatory and downstairs cloakroom. To the first floor there are three bedrooms and a family bathroom. Externally the property provides front and rear gardens, along with off road parking and a garage. **\*\*UNFURNISHED\*\***

### **Entrance Hall**

Enter via hard wood door, stairs to first floor landing, ceiling smoke alarm, tiled flooring, doors to;

### **Kitchen/Breakfast Room**

10'7" x 8'7" (3.25 x 2.63)

Double glazed window to front aspect, modern wall and base mounted units, roll top work surfaces, integrated stainless steel oven with gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer, space/plumbing for washing machine, ceiling extractor fan, tiled flooring, radiator.

### **Lounge**

15'11" x 13'10" (4.86 x 4.22)

Double glazed window to rear aspect, double glazed French door onto conservatory, TV point, telephone point, storage cupboard, two radiators.

### **Conservatory**

12'3" x 9'1" (3.74 x 2.77)

Dwarf brick wall, UPVC double glazed window and French door leading into rear garden, laminate flooring, power connected.

### **Downstairs Cloakroom**

Obscure double glazed window to front aspect, pedestal wash hand basin with close coupled W/C, tiled splash backs, fuse box, tiled flooring, radiator.

### **First Floor Landing**

Loft hatch entrance, airing cupboard, ceiling smoke alarm, doors to;

### **Bedroom One**

11'11" x 9'2" (3.65 x 2.81)

Double glazed window to rear aspect, radiator.

### **Ensuite to Bedroom One**

Shower cubicle tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, tiled splash backs, ceiling extractor fan, electric shaving point, tile effect flooring, radiator.

### **Bedroom Two**

9'11" x 9'3" (3.04 x 2.82)

Double glazed window to front aspect, radiator.

### **Bedroom Three**

6'9" x 6'7" (2.06 x 2.02)

Double glazed window to rear aspect, radiator.

**Family Bathroom**

6'10" x 6'7" (2.09 x 2.01)

Double glazed window to front aspect, white suite comprising of panel bath with hand held shower attachment, pedestal wash hand basin with close coupled W/C half tiled splash backs, ceiling extractor fan, electric shaving point, tile effect flooring, radiator.

**Front Garden**

Storm porch, path leading to front door, established plants, shrubs and bushes, security light.

**Rear Garden**

Mainly laid to lawn, decorative stones, shrubs and plants, path leading to door into garage, fully surrounded by wooden panel fencing.

**Garage**

Single garage with up and over door, power and light connected, off road parking.

**Agents Notes**

Local Authority North Northampton Council:  
Council Tax Band C

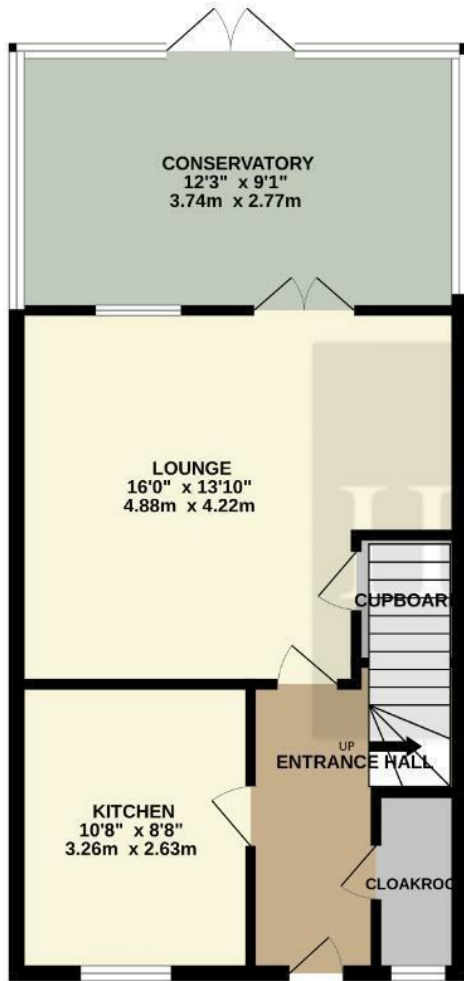
**\*\*AGENTS NOTE - HOLDING DEPOSIT\*\***

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.

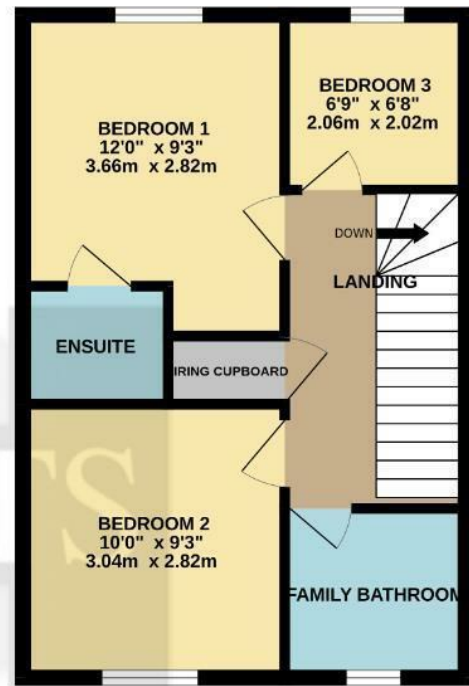




GROUND FLOOR

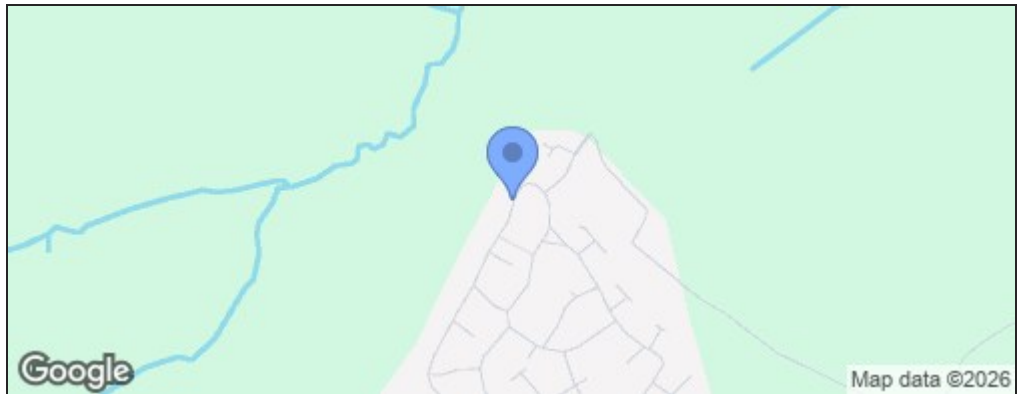


1ST FLOOR



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>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.