

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

Guide Price £285,000



- LOUNGE/DINER
- THREE BEDROOMS
- WELL PRESENTED
- CLOSE TO AMENITIES
- GARAGE WITH OFF ROAD PARKING

- KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- FRONT/REAR/SIDE GARDENS
- QUIET VILLAGE LOCATION
- ENERGY EFFICIENCY RATING: C

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented three bedroom end of terrace house situated on a larger than average plot within the picturesque and modern village of Mawsley. Close to all the amenities this unique village has to offer the property comprises in brief; entrance hall, kitchen/breakfast room, lounge/diner and downstairs cloakroom. To the first floor there are three bedrooms with en-suite to bedroom one and a family bathroom. Externally the property benefits from larger than average front garden along with side and rear gardens, a garage to the side and off road parking for two vehicles.

Entrance Hall

Enter via composite door with obscure inset window, stairs leading to first floor landing, telephone point, high gloss tiled flooring, ceiling smoke alarm, radiator, doors to;

Kitchen/Breakfast Room

10'9" x 8'7" (3.29 x 2.63)

Double glazed window to front aspect, modern wall and base mounted units with drawers, integrated double oven with gas hob and extractor hood over, wooden effect work tops, stainless steel splash back, tiled splash backs, integrated dish-washer, space for fridge freezer, space/plumbing for washing machine, ceramic sink with drainer & mixer tap over, tiled flooring, ceiling extractor fan, radiator.

Lounge/Diner

16'6" max x 13'9" max (5.03 max x 4.20 max)

L-Shaped. Enter via glass panel door, double glazed window to rear aspect, double glazed French doors into rear garden, two TV points, telephone point, under stairs storage cupboard, laminate flooring, two radiators.

Downstairs Cloakroom

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

First Floor Landing

Obscure double glazed window to side aspect, dog leg stairs to first floor landing, ceiling spot light, airing cupboard, loft hatch entrance, doors to;

Bedroom One

9'11" x 9'2" (3.04 x 2.81)

Double glazed window to rear aspect, double built in mirrored wardrobe, TV point, telephone point, wood effect laminate flooring, radiator, door to en-suite;

En-Suite to Bedroom One

Shower tiled floor to ceiling with rainfall shower, hand held shower attachment over, pedestal wash hand basin with vanity unit under, low level W/C, tiled splash backs, ceiling spot light, electric shaving point, tiled flooring, ceiling extractor fan, radiator.

Bedroom Two

9'7" x 9'2" (2.94 x 2.81)

Double glazed window to front aspect, TV point, wood effect laminate flooring, radiator.

Bedroom Three

7'0" x 6'9" (2.15 x 2.06)

Double glazed window to rear aspect, wood effect laminate flooring, radiator.

Family Bathroom

6'11" x 6'10" (2.13 x 2.10)

Obscure double glazed window to front aspect, white suite comprising of panel bath with Amazon rainfall shower along with hand held shower attachment over, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling extractor fan, electric shaving point, tiled flooring, wall mounted heated towel rail.

Front Garden

Larger than average plot. Laid to lawn, established tree and rose bushes, decorative stone, steps to storm porch, two outside lights, outside tap, gate leading into side and rear garden.

Rear Garden

Westerly aspect. Large decked area, wooden sleeper step leading to grass area, fully surrounded by wooden panel fencing, gate to side garden.

Side Garden

Laid to lawn, path leading to wooden gate for front access, decorative borders, security light, fully surrounded by wooden panel fencing and brick wall, gate and steps into rear garden.

Garage

Up and over door, power and light connected, security light, off road parking.

Agents Notes

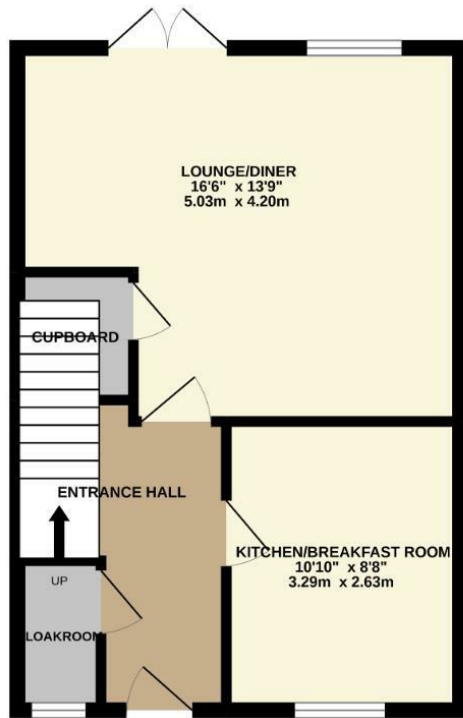
North Northamptonshire Council

Tax Band C

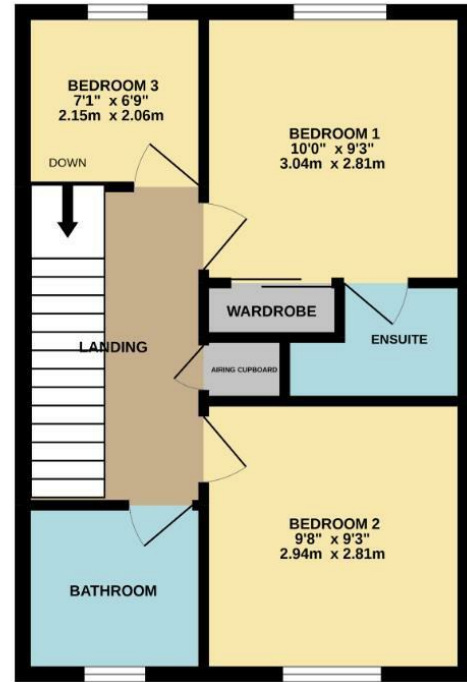




GROUND FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.