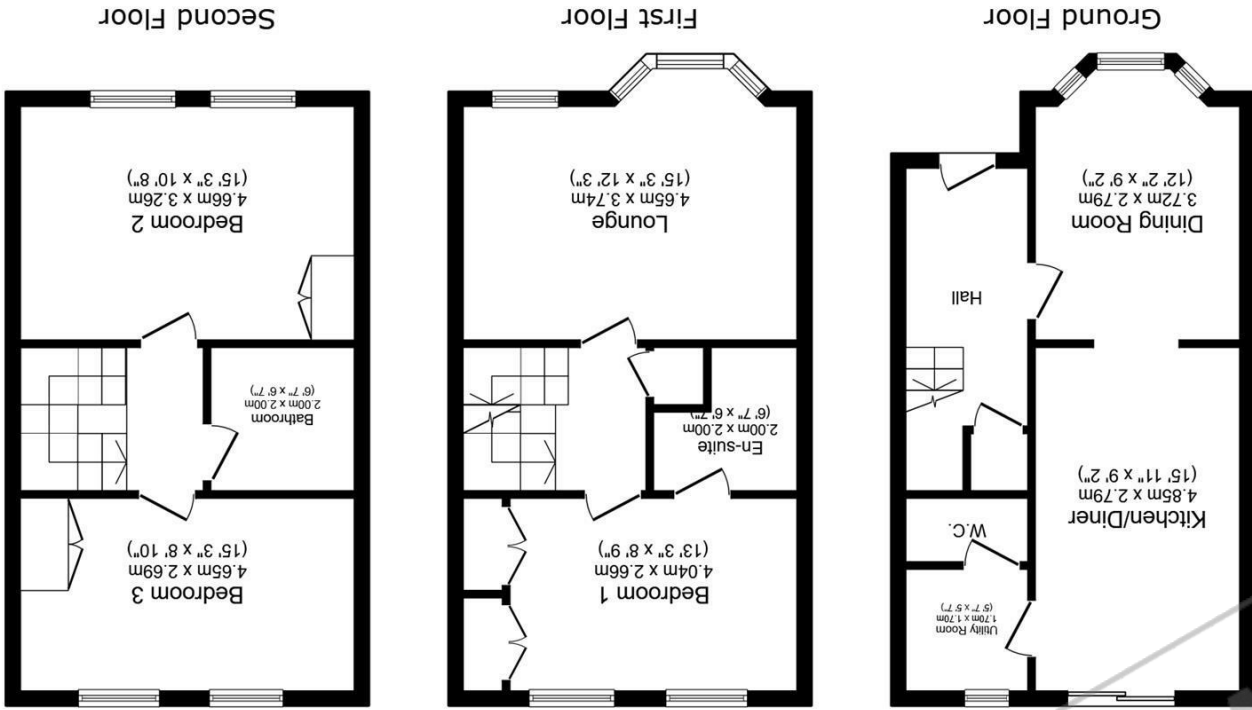


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

Tel: 01536 524475
www.chrisgeorgeestategent.co.uk

Total floor area: 113.8 sq.m. (1,225 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

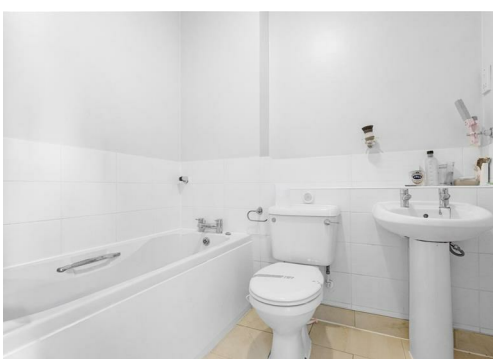
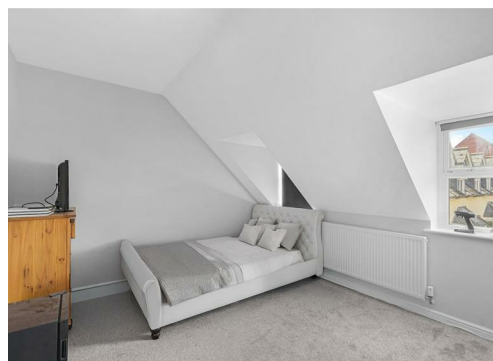
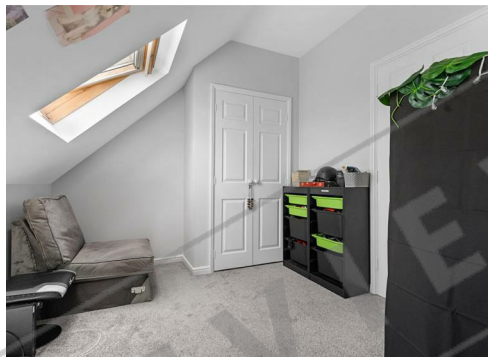


46 Old Gorse Way, Kettering, NN14 1GJ
£320,000



A well-presented and versatile three/four-bedroom, three-storey David Wilson townhouse occupying a larger-than-average corner plot within the popular village of Mawsley, enjoying close proximity to local amenities, schooling and countryside walks. Providing spacious and flexible accommodation across three floors, the property is ideal for families seeking adaptable living space. Benefits include UPVC double glazing, gas radiator central heating, a recently refitted kitchen, en-suite facilities to the principal bedroom, ground floor cloakroom, garage and off-road parking.

The property is entered via a double-glazed front door leading into a welcoming entrance hall with stairs rising to the first floor and access to the principal ground-floor accommodation. The recently refitted kitchen/dining room is a particular feature of the home, fitted with a comprehensive range of modern eye and base-level units with complementary work surfaces, integrated appliances and ample preparation space. A versatile reception room is located to the rear and can be utilised as a formal dining room, study, family room or additional lounge depending on individual requirements. The first-floor landing provides access to a spacious and light-filled sitting room, creating an excellent principal living area with pleasant outlooks. Also on this floor is the principal bedroom, a generous double room benefiting from fitted storage and its own en-suite shower room comprising a shower enclosure, wash hand basin and low-level WC. The second floor offers three further well-proportioned bedrooms, two of which are generous doubles, providing flexible accommodation for families, guests or those working from home. The family bathroom is fitted with a modern suite comprising a panelled bath, wash hand basin



Kitchen/Diner
15'10" x 9'8" (4.85m x 2.97m)

Dining Room
12'2" x 9'1" (3.72m x 2.79m)

Utility Room
5'6" x 5'6" (1.70m x 1.70m)

Bedroom 1
13'3" x 8'8" (4.04m x 2.66m)

En-Suite
6'6" x 6'6" (2.00m x 2.00m)

Lounge
15'3" x 12'3" (4.65m x 3.74m)

Bedroom 2
15'3" x 10'8" (4.66m x 3.26m)

Bedroom 3
15'3" x 8'9" (4.65m x 2.69m)

Bathroom
6'6" x 6'6" (2.00m x 2.00m)