



83. Long Breech  
Kettering, NN14 1TR



**Simpson & Partners**

Located in the popular village of Mawsley, this charming two-bedroom semi-detached property offers a wonderful opportunity for buyers seeking a well-appointed home with off-road parking. The property benefits from sealed unit double glazing throughout, ensuring excellent energy efficiency, along with gas radiator heating to keep every room warm and comfortable during the cooler months.

Upon entering, you are welcomed into the entrance hall that leads through to the ground floor accommodation. A convenient downstairs WC adds a practical touch for everyday living. The kitchen comes equipped with built-in appliances, making it a ready-to-use space for those who love to cook and entertain. The lounge and dining room are combined to create a generous open living area, perfect for relaxing or hosting guests, and this space also provides direct access to the rear garden — ideal for enjoying the outdoors during warmer weather.

Moving upstairs, the first floor is home to two well-sized bedrooms, offering flexible living arrangements suitable for couples, small families, or those who desire a dedicated guest room or home office. A bathroom completes the upper floor, providing all the essentials for day-to-day comfort.

Externally, the property is complemented by both front and rear gardens, giving you plenty of outdoor space to enjoy, whether for gardening, relaxing, or entertaining. The off-road parking adds further convenience, ensuring you always have a dedicated space for your vehicle.

Offered for sale with no onward chain, this property represents an excellent opportunity for a smooth and straightforward purchase. An internal viewing is highly recommended to fully appreciate everything this lovely home has to offer and to avoid any disappointment.

Offers In Excess Of £199,995



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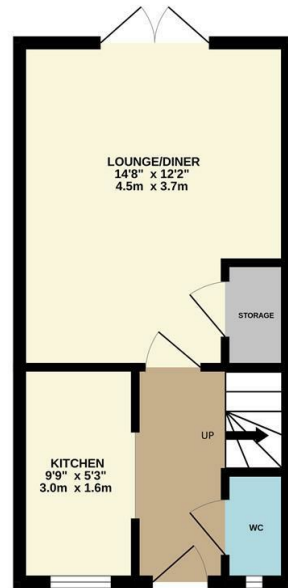
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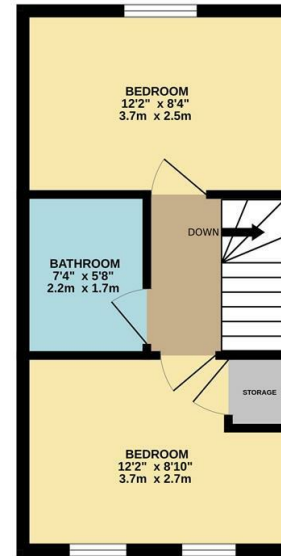
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GROUND FLOOR



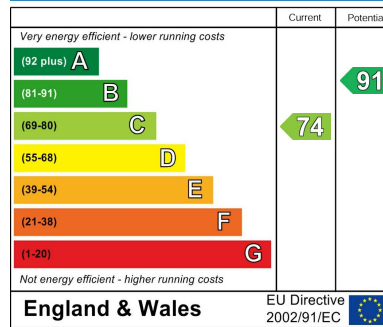
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooks 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



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