

**29 School Road  
Mawsley  
KETTERING  
NN14 1SN**

**Guide Price £315,000**



- **THREE STOREY END OF TERRACE FAMILY HOME**
- **DUAL ASPECT LOUNGE**
- **TWO BATHROOMS**
- **CLOSE TO AMENITIES**
- **GARAGE AND OFF ROAD PARKING**

- **KITCHEN BREAKFAST ROOM**
- **FOUR BEDROOMS**
- **VILLAGE LOCATION**
- **NEXT TO ECO-MEADOW**
- **ENERGY EFFICIENCY RATING TBA**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Located on School Road in the picturesque village of Mawsley, Kettering, this four-bedroom end-terrace home offers well-balanced accommodation in a convenient village setting.

Built in 2002, the property provides practical and modern living space throughout. The ground floor includes a comfortable reception room suited to both everyday living and entertaining, while upstairs there are four really well-proportioned bedrooms and two bathrooms.

Outside, the property benefits from a garage and further off-road parking for two vehicles.

The house is positioned close to the Eco Meadow and surrounding countryside walks, with excellent local amenities and village facilities within easy reach.

A well-presented home in a popular location, suited to a range of buyers including families and those looking for village living with good access to Kettering and surrounding areas.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door with obscure inset window and toppler, coir matting, ceiling coving, wooden panelling, stairs to first floor landing.

### **Lounge**

13'10" x 10'2" (4.23 x 3.11)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, electric stove with marble plinth and hearth including wooden surround and mantle, ceiling coving.

### **Kitchen/Breakfast Room**

13'9" x 10'1" (4.20 x 3.08)

Dual aspect. UPVC double glazed window to rear aspect, UPVC double glazed French doors into rear garden, modern wall and base mounted units with drawers, integrated oven with gas hob and extractor hood over, roll top work surfaces, tiled splash backs, space for fridge/freezer, space/plumbing for washing machine, one and a half bowl stainless steel sink with drainer and mixer tap over, ceiling spot lights.

### **Downstairs Cloakroom**

Pedestal wash hand basin with close coupled low level W/C, tiled splash backs, tile effect flooring.

## **First Floor**

### **First Floor Landing**

Wooden panelling, doors to;

### **Bedroom Two**

13'10" max x 11'10" max (4.24 max x 3.63 max)

Dual Aspect. UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect.

### **Bedroom Three**

13'9" max x 10'1" max (4.20 max x 3.08 max)

Two UPVC double glazed windows to rear aspect.

### **Shower Room**

6'11" x 6'6" (2.11 x 2.00)

Obscure UPVC double glazed window to side aspect, open plan shower/wet room, tiled splash backs, pedestal wash hand basin with close coupled low level W/C, ceiling spot lights, extractor fan.

### **Second Floor**

#### **Second Floor Landing**

Wooden panelling, airing cupboard, loft hatch entrance, doors to;

#### **Bedroom One**

13'10" max x 13'10" max (4.24 max x 4.23 max)

Dual Aspect. UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, feature solid wooden beam, built-in double wooden wardrobe, door to;

#### **En-Suite To Bedroom One**

6'1" x 5'1" (1.87 x 1.57)

UPVC double glazed window to side aspect, quadrant shower cubicle, tiled splash backs, pedestal wash hand basin with close coupled low level W/C, ceiling spot lights, extractor fan.

#### **Bedroom Four**

13'10" x 6'11" (4.23 x 2.12)

UPVC double glazed window to rear aspect, views over Eco-meadow, built-in wooden wardrobe.

### **Externally**

#### **Front Garden**

Surrounded by dwarf brick wall, decorative stones, cast iron gate, established lavender.

#### **Rear Garden**

Westerly aspect. Laid to lawn, patio area, established plants, shrubs and bushes, raised borders, outside tap, external awning, water butt, wooden gate to off road garden and garage, wooden gate to front access, fully surrounded by wooden panel fencing and brick wall.

#### **Single Garage**

Up and over door, power and light connected, off road parking for two vehicles.

### **Agents Notes**

Local Authority North Northampton Council

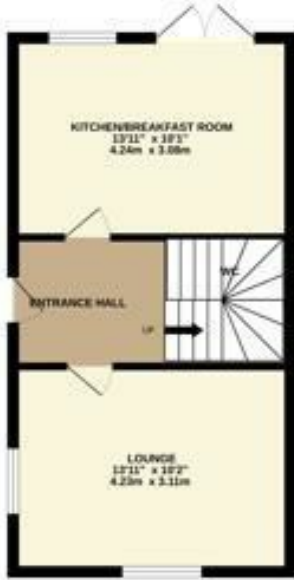
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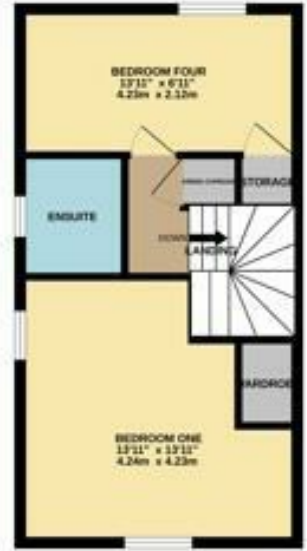
GROUND FLOOR



1ST FLOOR



2ND FLOOR



While every attempt has been made to ensure the accuracy of the footprint 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.