

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

**Offers Over £270,000**



- **NO ONWARD CHAIN**
- **THREE BEDROOMS**
- **LOUNGE/DINER**
- **GARAGE AND OFF ROAD PARKING**

- **END OF TERRACE**
- **TWO BATHROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **ENERGY EFFICIENCY RATING C**

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



**PERSONAL • PROFESSIONAL • PROACTIVE**

A lovely three bedroom end terrace property offered to market with NO ONWARD CHAIN situated in the modern and vibrant Mawsley Village. This well proportioned home offers a perfect first time buy or buy to let within a scenic semi-rural setting. A gentle stroll provides countryside walks and superb amenities on your doorstep with the property comprising 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 front and rear gardens with a garage and off road parking.

## **Ground Floor**

### **Entrance Hall**

Enter via half panel wooden door with obscure inset windows, dog leg stairs leading to first floor landing, Karndean flooring.

### **Kitchen/Breakfast Room**

10'8" x 8'7" (3.26 x 2.63)

Double glazed window to front aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated electric oven with gas hob and extractor hood over, integrated dish-washer, integrated washing machine, integrated fridge freezer, stainless steel sink with drainer and mixer tap over.

### **Lounge/Diner**

16'0" max 13'11" (4.89 max 4.25)

L-Shaped. Double glazed French doors into rear garden, double glazed window to rear aspect, Karndean flooring, under stairs storage cupboard.

### **Downstairs Cloakroom**

Double glazed obscure window to front aspect, pedestal wash hand basin, low level W/C, tiled splash backs, Karndean flooring.

## **First Floor**

### **First Floor Landing**

Double glazed window to side aspect, loft hatch entrance, airing cupboard.

### **Bedroom One**

11'11" max x 9'3" (3.64 max x 2.82)

Double glazed window to rear aspect.

### **En-Suite to Bedroom One**

6'9" x 4'5" (2.06 x 1.35)

Shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs.

### **Bedroom Two**

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

Double glazed window to front aspect.

### **Bedroom Three**

6'8" x 6'6" (2.05 x 2.00)

Double glazed window to rear aspect.

**Family Bathroom**

6'11" x 6'6" (2.12 x 1.99)

Double glazed obscure window to front aspect, white suite comprising panel path with shower over, pedestal wash hand basin, low level W/C, tiled splash backs.

**Externally****Front Garden**

Low maintenance. Storm porch, decorative stones.

**Rear Garden**

Laid to lawn, established plants, shrubs and bushes, security light, storage area with gated access, fully surrounded by wooden panel fencing with gate leading to garage and off road parking.

**Single Garage**

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

**Agents Notes**

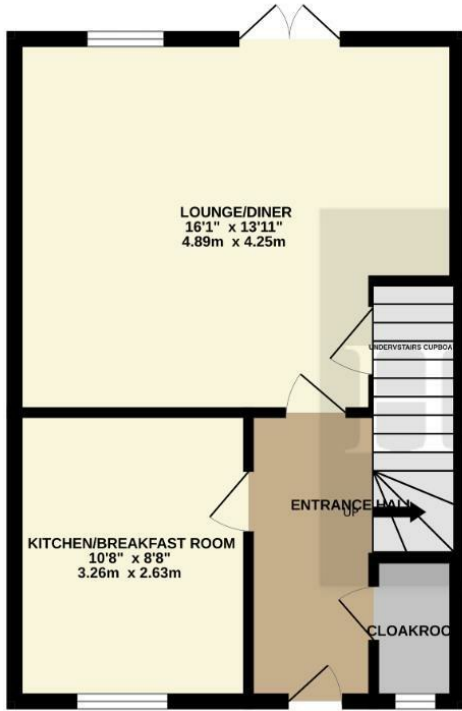
Local Authority: North Northamptonshire Council

Council Tax Band: C

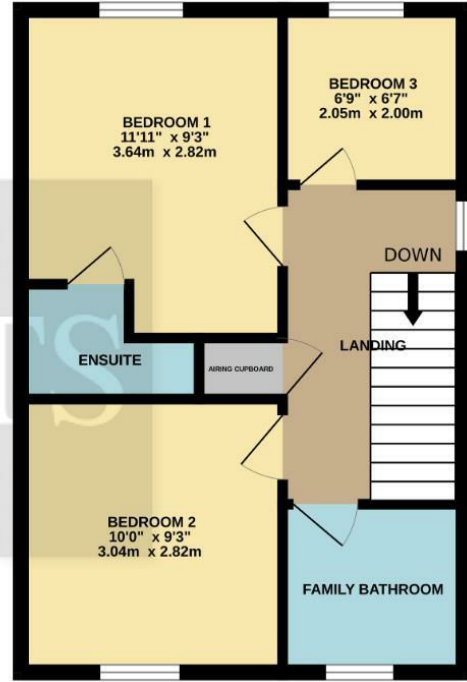




GROUND FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	89
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.