55 Long Breech
Mawsley Village
KETTERING
NN14 1TR

Guide Price £260,000

- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- COUNTRYSIDE VIEWS
- GARAGE WITH OFF ROAD PARKING
- MID TERRACE
- CONSERVATORY
- TWO BATHROOMS
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

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A well-proportioned three-bedroom mid-terrace home with No Onward Chain. Ideally positioned on the periphery of the modern and picturesque Mawsley Village this property enjoys open countryside views to the rear while remaining close to the village's excellent local amenities. This home would make a perfect first time buy or buy to let opportunity.

The accommodation briefly comprises an entrance hall, kitchen/breakfast room, lounge, conservatory, and a downstairs cloakroom. To the first floor there are three bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

Externally, the property benefits from front and rear gardens, off-road parking, and a garage.

Entrance Hall
Enter via hard wood door, stairs to first floor landing, ceiling smoke alarm, tiled 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, integrated stainless steel oven with gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer, space/plumbing for washing machine, ceiling extractor fan, tiled flooring.

Lounge
16'0" max x 13'10" (4.88 max x 4.22)
Double glazed window to rear aspect, double glazed French door onto conservatory, storage cupboard.

Conservatory
12'3" x 9'1" (3.74 x 2.77)
Dwarf brick wall, UPVC double glazed windows and French door leading into rear garden, laminate flooring, power connected.

Downstairs Cloakroom
Obscure double glazed window to front aspect, pedestal wash hand basin with close coupled W/C, tiled splash backs, fuse box, tiled flooring.

First Floor Landing
Loft hatch entrance, airing cupboard, ceiling smoke alarm.

Bedroom One
12'0" x 9'3" (3.66 x 2.82)
Views over looking rolling countryside, double glazed window to rear aspect.

En-Suite to Bedroom One
Shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, ceiling extractor fan.

Bedroom Two
9'11" x 9'3" (3.04 x 2.82)
Double glazed window to front aspect.

Bedroom Three
6'9" x 6'7" (2.06 x 2.02)
Views over looking rolling countryside, double glazed window to rear aspect.

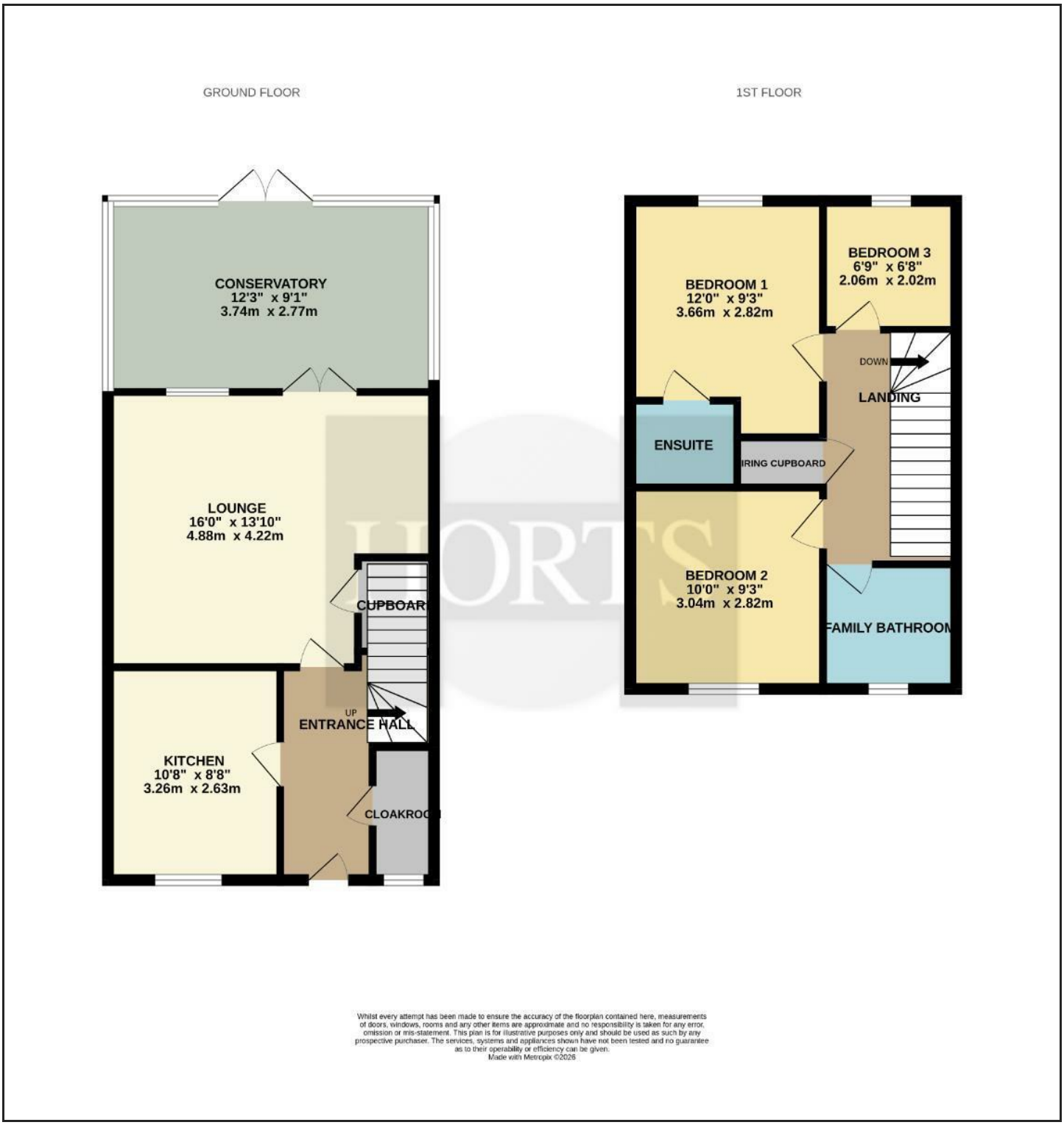
Family Bathroom
6'9" x 6'6" (2.08 x 2.00)
Double glazed window to front aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling extractor fan.

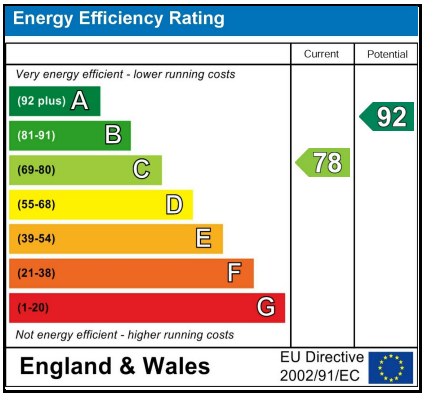
Front Garden
Storm porch, path leading to front door, established plants, shrubs and bushes, security light.

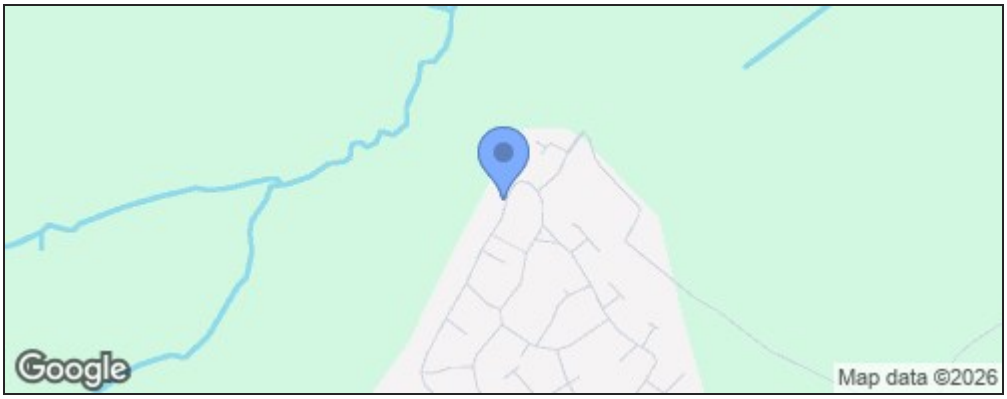
Rear Garden
Mainly laid to lawn, patio area, decorative stones, established shrubs and plants, outside tap, path leading to door into garage, fully surrounded by wooden panel fencing.

Garage
Single garage with up and over door, power and light connected, off road parking.

Agents Notes
North Northampton Council:
Council Tax Band C







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