

**12 Mawsley Chase
Mawsley Village
NORTHAMPTONSHIRE
NN14 1TQ**

£1,250 Per Month



- MID TERRACE
- LOUNGE/DINER
- REFITTED BATHROOMS
- CLOSE TO AMENITIES
- GARAGE WITH OFF ROAD PARKING

- REFITTED KITCHEN
- THREE DOUBLE BEDROOMS
- SHOW HOME CONDITION
- QUIET VILLAGE LOCATION
- ENERGY EFFICIENCY RATING: C

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**** Available June **** A beautifully presented three-bedroom mid-terrace townhouse, FOR LET situated in the heart of the highly sought-after modern village of Mawsley Village. Conveniently located close to the excellent local amenities the village has to offer, this impressive home provides spacious and versatile accommodation throughout.

In brief, the property comprises an entrance hall, a stylish refitted kitchen, a spacious lounge/diner, and a downstairs cloakroom. The first floor offers two well-proportioned bedrooms alongside a beautifully refitted family bathroom. Occupying the entire second floor is the impressive master bedroom, benefiting from built-in storage and a modern refitted en-suite bathroom.

Externally, the property enjoys both front and rear gardens, together with a single garage and off-road parking, adding further practicality to this fantastic village home.*****UNFURNISHED***

Ground

Entrance Hall

Enter via a composite door with two obscure inset window, double glazed window to front aspect, stairs leading to first floor landing, ceiling smoke alarm, ceiling day light spots fuse box, wooden laminate flooring, radiator, doors to;

Kitchen

9'9" x 8'5" (2.98 x 2.59)

Refitted Double glazed window to front aspect, high gloss wall and base mounted units with drawers and soft touch closure, roll top work surfaces, tiled splash backs, under cupboard led lighting, integrated Hotpoint electric oven, Cooke & Lewis gas hob with extractor hood over, space/plumbing for washing machine, space/plumbing for dish washer, space for fridge freezer, stainless steel deep sink with drainer and mixer tap over, ceiling day light spots, tiled flooring, radiator.

Lounge

15'8" max x 15'4" (4.80 max x 4.68)

L-Shaped. Double glazed French doors with wing windows into rear garden, feature electric fire surround with surround, TV point, telephone point, ceiling day light spots, wooden laminate flooring, two radiators.

Downstairs Cloakroom

Pedestal wash hand basin, Low level W/C, tiled splash backs, ceiling spot light, ceiling extractor fan, radiator.

First Floor

First Floor Landing

Double glazed window to front aspect, stairs leading to second floor landing, airing cupboard, ceiling day light spots, smoke alarm, radiator, doors to;

Bedroom Two

15'3" x 8'7" (4.67 x 2.64)

Two double glazed windows to rear aspect, radiator.

Bedroom Three

9'8" x 8'8" (2.96 x 2.65)

Double glazed window to front aspect, TV point, Karndean flooring, radiator.

Family Bathroom

8'7" x 7'0" (2.63 x 2.14)

Refitted. White suite comprising of panel bath with shower over, ceramic sink and vanity storage under, low level W/C, half tiled splash backs, ceiling spot lights, ceiling extractor fan chrome wall mounted heated towel rail.

Second Floor**Second Floor Landing**

Ceiling smoke alarm, ceiling spot lights, door to;

Bedroom One

14'9" max x 11'11" (4.51 max x 3.64)

Double glazed window to front aspect, three double built in wooden wardrobes with dressing table and drawers, TV point, boarded loft and light connection, two radiators, door to en suite;

En-Suite to Bedroom One

9'5" x 5'2" (2.89 x 1.58)

Refitted. Double glazed Velux window to rear aspect, shower tiled floor to ceiling, amazon rainfall and hand held attachment over, ceramic sink with vanity storage under, low level W/C, half tiled splash backs, ceiling extractor fan, chrome wall mounted heated towel rail.

Externally**Front Garden**

Storm porch, path leading to front door, outside light, decorative stones, established bushes.

Rear Garden

Patio area, laid to lawn, security light, fully surrounded by wooden panel fencing, gate to garage and off road parking.

Single Garage

Up and over door, off road parking.

Agents Notes

Local Authority: North Northamptonshire

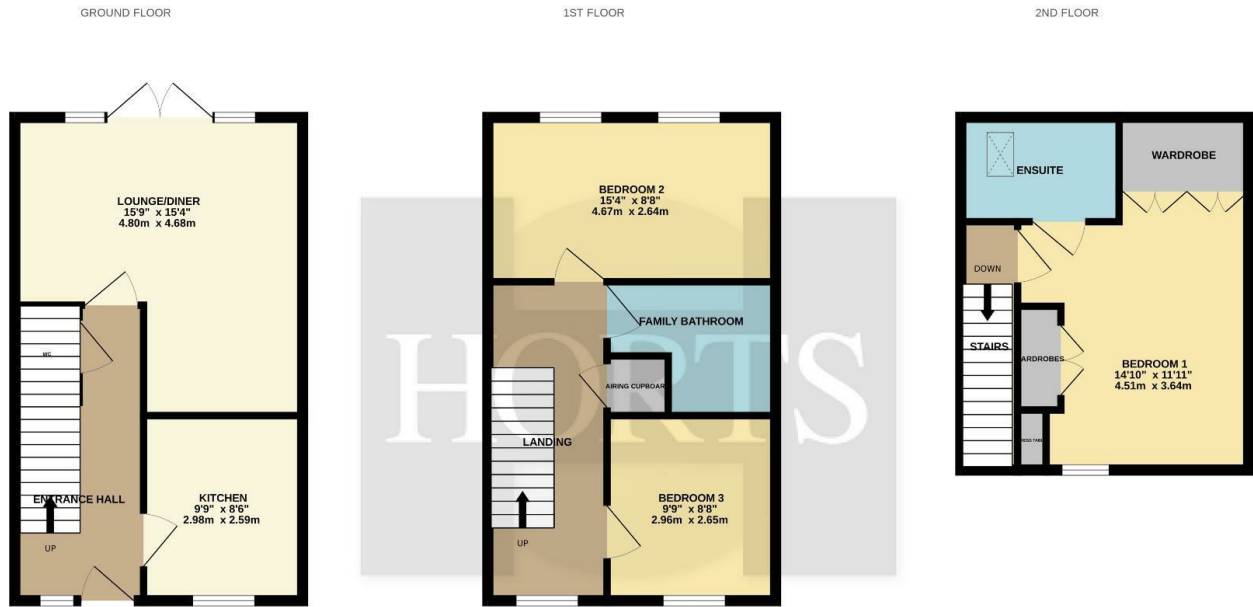
Council Tax Band: C

****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.







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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.