15 Hawthorn Avenue
Mawsley Village
KETTERING
NN14 1TD

Guide Price £219,000

- NO ONWARD CHAIN
- TWO BEDROOM
- CONSERVATORY
- CLOSE TO AMENITES
- GARAGE & ORP
- MID TERRACE
- LOUNGE/DINER
- PLAYING FIELD VIEWS TO FRONT
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A lovely two-bedroom mid-terrace home, offered with no onward chain and enjoying open field views over the village park, situated in the picturesque and highly sought-after village of Mawsley. A gentle stroll offers beautiful countryside walks and excellent local amenities quite literally on your doorstep.

The accommodation briefly comprises an entrance hall, kitchen, spacious lounge/diner, conservatory, and a convenient downstairs cloakroom. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from low-maintenance front and rear gardens, along with a garage and off-road parking, making it an ideal purchase.

Ground Floor

Entrance Hall
Enter via a composite door with obscure inset double glazed window, dog leg stairs to first floor landing.

Kitchen
10'4" x 5'9" (3.17 x 1.76)
Double glazed window to front aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated stainless steel oven with gas hob and extractor hood over, space/plumbing for washing machine, space/plumbing for dish washer, space for fridge freezer, stainless steel sink with drainer and mixer tap over, ceiling spot lights.

Lounge/Diner
13'4" x 12'11" (4.08 x 3.96)
L-shaped. Double glazed French doors into conservatory, double glazed window to rear aspect, feature electric fire place with surround, under stairs storage cupboard.

Conservatory
Dwarf brick wall, UPVC double glazed windows, UPVC double glazed French doors leading into rear garden, power connected.

Downstairs Cloakroom
Obscure double glazed window to front aspect, pedestal wash hand basin, Low Level W/C, tiled splash backs, extractor fan.

First Floor

First Floor Landing
Loft hatch entrance, ceiling smoke alarm.

Bedroom One
12'11" max x 12'6" max (3.94 max x 3.82 max)
L-Shaped. Double glazed window to front aspect, two built in double wooden wardrobes, airing cupboard.

Bedroom Two
11'3" x 6'4" (3.45 x 1.94)
Double glazed window to rear aspect, radiator.

Family Bathroom
6'4" x 5'7" (1.94 x 1.72)
Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, pedestal wash hand basin with close coupled W/C, tiled splash backs, ceiling spot lights, electric shaving point, tile effect flooring, extractor fan, radiator.

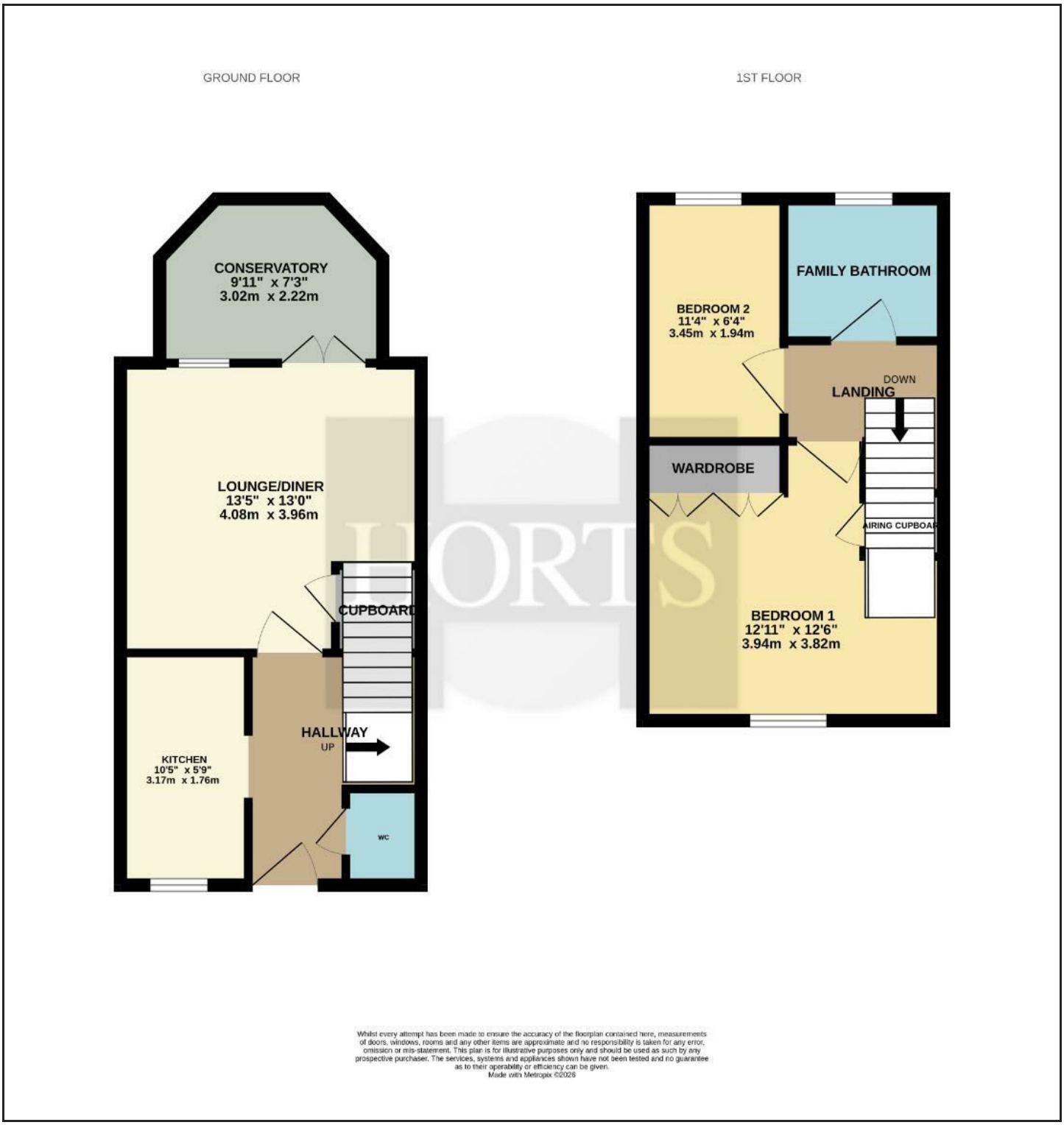
Externally

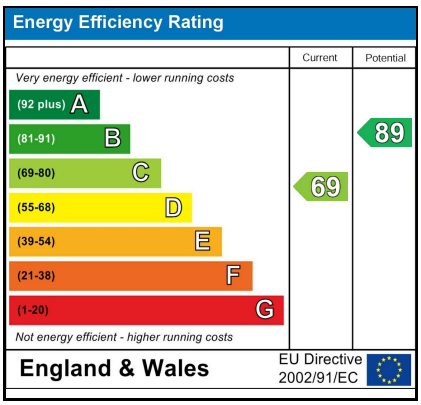
Front Garden
Storm porch, steps to front door, laid to lawn, established shrubs and bushes, outside light.

Rear Garden
Patio area, laid to lawn, established plants, shrubs, bushes and trees, outside light, side gate access to off road parking, fully surrounded by wooden panel fencing.

Single Garage
Up and over door, power and lighted connected, off road parking.

Agents Notes
Local Authority: North Northamptonshire Council
Council Tax Band: B





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.