

**21 Main Street
Mawsley Village
KETTERING
NN14 1GA**

Guide Price £289,500



- **STONE BUILT COTTAGE**
- **THREE BEDROOMS**
- **REFITTED BATHROOM**
- **QUIET VILLAGE LOCATION**
- **ADJACENT GARAGE WITH ORP**

- **KITCHEN/DINER**
- **DUAL ASPECT LOUNGE WITH MULTI FUEL BURNER**
- **CLOSE TO ALL AMENITIES**
- **WESTERLY REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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Honeywell Cottage is a charming end terrace stone property, built in 2003, blending modern living with rustic character. Thoughtfully designed, this beautifully presented home offers spacious and versatile accommodation across two floors.

The dual aspect lounge features a cosy multi-fuel burner and French doors opening onto the garden, creating a warm and inviting atmosphere. The stylish L-shaped kitchen/diner boasts integrated appliances, space for a range cooker, and direct access to the rear garden. A modern cloakroom and welcoming entrance hall complete the ground floor.

Upstairs, the property offers three well proportioned bedrooms, including a bright and airy principal bedroom with dual front aspect windows. The luxurious family bathroom is a standout feature, complete with a freestanding bath, double shower, and contemporary fittings.

Externally, the home continues to impress with a low maintenance front garden and a landscaped rear garden featuring a patio, lawn, and mature planting. A wooden gate provides access to the driveway and garage, which offers off road parking for two vehicles.

Located close to local amenities and scenic village walks, Honeywell Cottage effortlessly combines comfort, style, and community living.

Ground Floor

Entrance Hall

Entered via a UPVC front door with obscure double glazed inset windows, ceiling coving, wood effect laminate flooring and a staircase rising to the first floor. Provides access to the lounge, kitchen/diner and cloakroom.

Lounge

19'3" x 12'10" max (5.89 x 3.92 max)

Enter via a solid oak door. L-shaped and dual aspect room with a double glazed window to the front and double glazed French doors with wing windows opening to the rear garden, multi-fuel burner is positioned on a slate hearth.

Kitchen/Diner

15'6" x 10'3" max (4.73 x 3.14 max)

Enter via solid oak door. Double glazed French doors opening to the rear garden. Fitted with a range of wall and base units with soft close drawers, roll-top work surfaces, and fully tiled splashbacks. Includes space for a range cooker with a seven ring gas hob and extractor hood over, Integrated appliances include a dishwasher, under counter fridge, and separate freezer. One and a half bowl composite sink with drainer and mixer tap over, under stairs cupboard provides storage with space/plumbing for washing machine. Ample space for dining table and chairs.

Downstairs Cloakroom

Obscure double glazed window to the front, ceramic sink with a vanity unit under, low level W/C, tiled splashbacks, feature wall panelling and wood effect laminate flooring.

First Floor

First Floor Landing

Double glazed window to the rear aspect, half height feature panelled walls, loft hatch with pull down ladder providing access to loft space suitable for storage.

Bedroom One

12'9" max x 10'5" (3.91 max x 3.19)

Enter via solid oak door, spacious double bedroom with two double glazed windows to the front aspect.

Bedroom Two

9'5" x 8'7" (2.88 x 2.63)

Enter via a solid oak door, double glazed window to the rear.

Bedroom Three

10'7" excludes wardobes x 6'10" (3.25 excludes wardobes x 2.09)

Enter via solid oak door, double glazed window to the rear, built in mirrored wardrobes and feature wall panelling.

Family Bathroom

10'7" x 6'11" (3.24 x 2.12)

Enter via solid oak door. Obscure double glazed window to the front, freestanding bath with floor mounted mixer tap and handheld shower attachment, a double shower with aqua board panelling floor to ceiling, pedestal wash hand basin, low level W/C, tiled flooring and walls, chrome wall-mounted heated towel rail.

Externally

Front Garden

Low-maintenance cottage style garden with decorative pebbles, a defined pathway leading to the front door, storm porch, established hedgerow.

Rear Garden

Enclosed rear garden mainly laid to lawn, patio area for seating or outdoor dining, features include mature tree, established shrubs, decorative stones, outside tap, outside light, surrounded by wooden panel fencing and brick wall, wooden gate provides access to the driveway and garage.

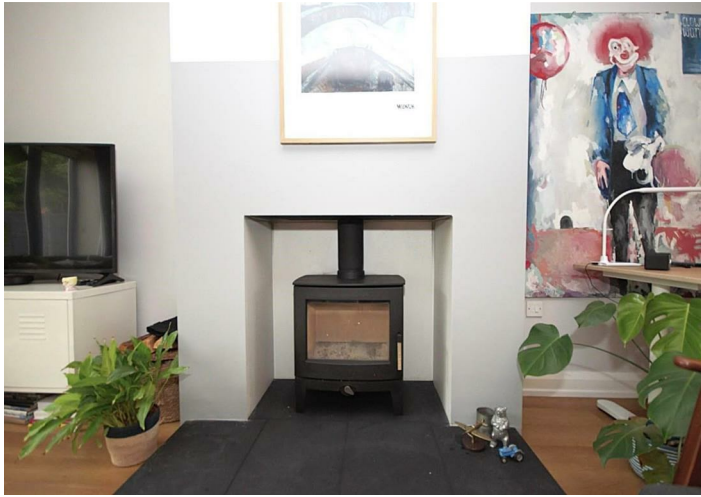
Garage

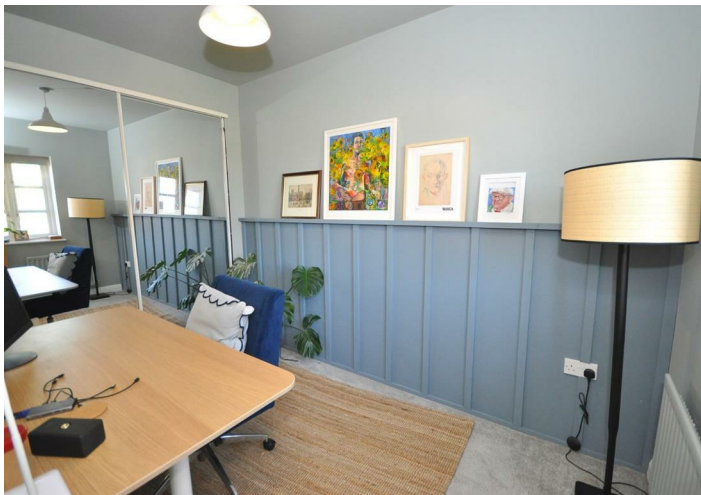
Single garage with up and over door, power, and lighting, situated to the rear of the property with private driveway parking for two vehicles.

Agents Notes

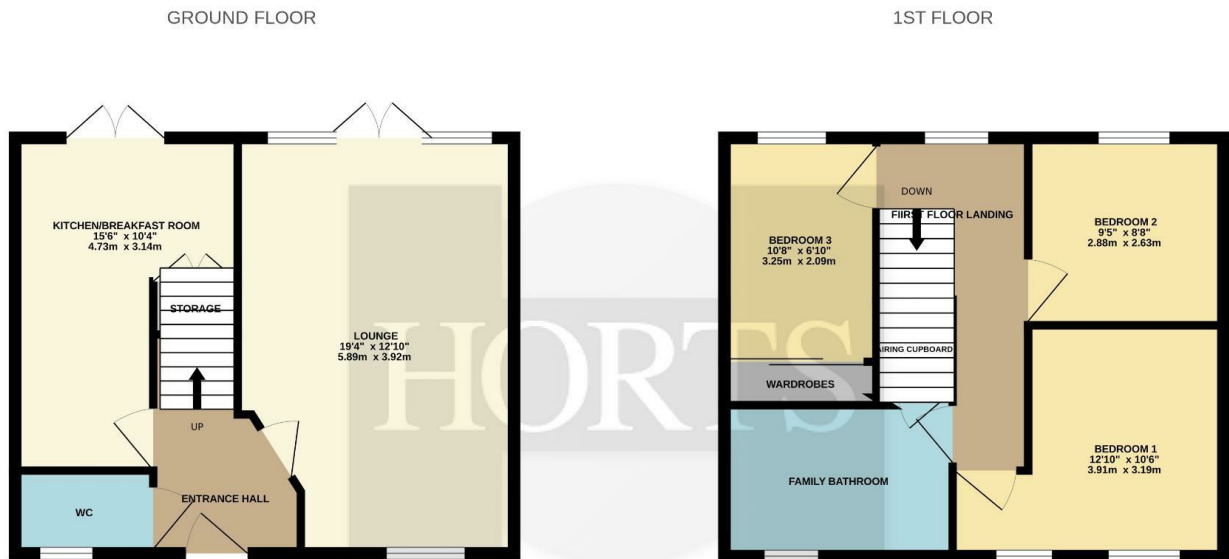
Local Authority: North Northamptonshire Council

Council Tax Band: C





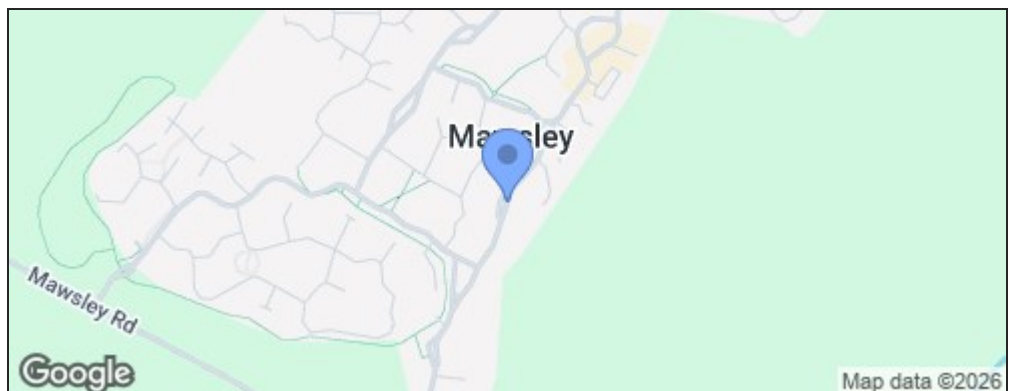




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	70	83



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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.