20 Rose Hill Way
Mawsley Village
KETTERING
NN14 1TT

£1,050 Per Month

- **AVAILABLE EARLY DECEMBER**
- THREE BEDROOMS
- VILLAGE LOCATION
- GARAGE WITH ORP
- LOUNGE/DINER
- EN-SUITE TO BEDROOM ONE
- CLOSE TO AMENTIES
- ENERGY EFFICIENCY RATING C

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

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The Property Ombudsman

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** Available Early December *** A well presented three bedroom mid terrace property offered TO LET and set within Mawsley Village. Close to all the excellent local amenities, along with lovely countryside walks on your door step, early viewing is advised. The property briefly comprises; entrance hall, kitchen/breakfast room, lounge/diner and downstairs cloakroom. To the first floor there are three bedrooms with en-suite to master and a family bathroom. Externally the property benefits from front and rear gardens with a garage and allocated off road parking..***UNFURNISHED*** Sorry no pets.

Entrance Hall
Enter via half panel wooden door with obscure inset windows, dog leg stairs leading to first floor landing, telephone point, tiled flooring, ceiling smoke alarm, radiator, door to;

Kitchen/Breakfast Room
10'7" x 8'7" (3.24 x 2.63)
Refitted Wren kitchen, double glazed window to front aspect, Shaker style wooden and base mounted units with soft touch drawers, Aleva heat proof work tops, tiled splash backs, integrated Bosch electric oven with Bosch gas hob and stainless steel extractor hood over, integrated fridge/freezer, integrated washing machine, integrated dish-washer, USB ports in sockets, stainless steel sink with drainer and mixer tap over, tiled flooring, radiator.

Lounge/Diner
16'0" max x 13'11" max (4.89 max x 4.26 max)
L-Shaped. Double glazed French doors into rear garden, double glazed window to rear aspect, Karndean flooring, TV point, storage cupboard, two radiators.

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

First Floor Landing
Loft hatch entrance fully boarded loft space, storage cupboard, ceiling smoke alarm, door to;

Bedroom One
9'11" excludes wardrobe x 9'3" (3.03 excludes wardrobe x 2.82)
Double glazed window to rear aspect, double built in sliding mirror door wardrobe, telephone point, radiator, door to en-suite.

En-Suite to Bedroom One
4'5" x 4'0" (1.36 x 1.24)
Shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, electric shaving point, ceiling extractor fan, tiled effect flooring, radiator.

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

Bedroom Three
6'8" x 6'6" (2.05 x 1.99)
Double glazed window to rear aspect, radiator.

Family Bathroom
6'10" x 6'6" (2.10 x 1.99)
Obscure double glazed window to front aspect, white suite comprising of panel bath, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling extractor fan, tiled effect flooring, radiator.

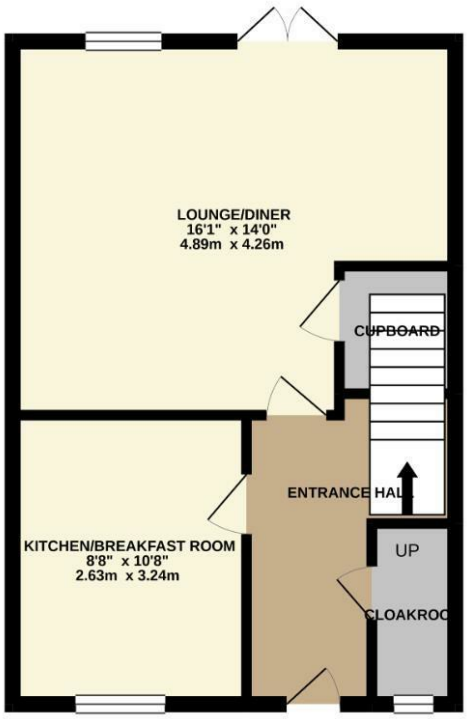
Front Garden
Storm porch, path leading up to front door, decorative stones, established hedgerow.

Rear Garden
Mainly laid to lawn, decked area, path and step down to gate which leads to garage and off road parking, fully surrounded by wooden panel fencing.

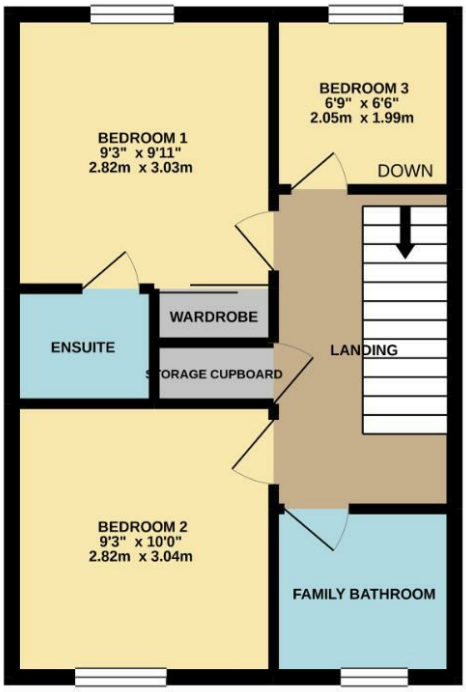
Single Garage
Up and over door, off road parking.

Agents Notes
Local Authority: North Northamptonshire
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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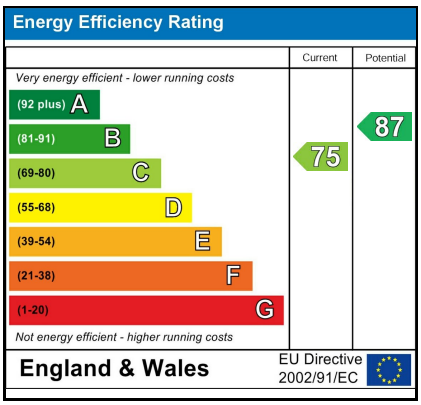

Disclaimer

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.