# 37 Rose Hill Way
# Mawsley Village
# KETTERING
# NN14 1TT

## £1,200 Per Month

- THREE STOREY TOWNHOUSE
- THREE BEDROOMS
- CLOSE TO AMENTIES
- VILLAGE LOCATION
- KITCHEN/BREAKFAST ROOM
- ENSUITE TO BEDROOM ONE
- GARAGE AND OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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***Available Now*** Horts are delighted to offer this very well presented three bedroom Mid terrace townhouse For Let in the ever popular village of Mawsley. Accommodation comprises in brief; entrance hall, kitchen/breakfast room, lounge/diner and downstairs cloakroom. To the first floor there are two further bedrooms and a family bathroom. The second floor provides the master bedroom with  en-suite bathroom. Externally the property provides front and rear gardens, garage with off road parking. **UNFURNISHED**

**Entrance Hall**
Enter via composite door with two obscure inset windows, telephone point, radiator, ceiling smoke alarm, stairs to first floor landing, high gloss tiled flooring, doors to;

**Kitchen/Breakfast Room**
15'11" x 7'10" (4.863 x 2.412)
Double glazed window to front aspect, high gloss wall and base mounted units with drawers, roll top work surfaces with splash backs, new integrated bosch oven with gas hob and extractor hood over, stainless steel splash back, one and half bowl sink with drainer and mixer tap over, ceiling spot lights, space/plumbing for washing machine, space for fridge freezer, high gloss tiled flooring, radiator.

**Lounge/Diner**
14'7" x 12'10" (4.462 x 3.930)
Double glazed French doors with wing windows to rear garden, TV point, telephone point, two radiators.

**Downstairs Cloakroom**
Pedestal wash hand basin with low level W/C, tiled splash backs, ceiling extractor fan, high gloss tiled flooring, radiator.

**First Floor landing**
Double glazed window to front aspect, ceiling smoke alarm, radiator, stairs to second floor landing, doors to;

**Bedroom two**
12'11" x 12'5" (3.954 x 3.790)
Double glazed window to rear aspect, radiator.

**Bedroom Three**
11'1" x 6'3" (3.400 x 1.918)
Double glazed window to front aspect, radiator.

**Family Bathroom**
6'10" x 6'3" (2.084 x 1.908)
White suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin with low level W/C, tiled splash backs, ceiling extractor fan, ceiling spot lights, tiled effect flooring, radiator.

**Second Floor Landing**
Ceiling smoke alarm, radiator, door to;

**Bedroom One**
18'1"ax x 12'11" (5.529max x 3.954)
T-Shaped. Two double glazed Velux windows to rear aspect, slightly restricted headroom, TV point, telephone point, Built in double mirrored wardrobe, loft hatch entrance, airing cupboard housing hot water tank, radiator, door to en-suite.

**Ensuite to Bedroom One**
9'6" x 7'6" excl shower (2.90m x 2.29m excl shower)
Double glazed obscure window to front aspect, slightly restricted head room, refitted double shower tiled floor to ceiling, pedestal wash hand basin with low level W/C, tiled splash backs, electric shaving point, ceiling extractor fan, tiled effect flooring, radiator.

**Front Garden**
Steps leading to front door, security light, under storm porch, established plants, shrubs and bushes.

**Rear Garden**
Patio area, laid to lawn, raised borders, established plants ,shrubs and trees, outside tap, outside light, gate leading to garage and off road parking, fully surrounded by wooden panel fencing.

**Single Garage**
Up and over door, off road parking for one.

**Agents Notes**
Local Authority: North Northants Council
Council Tax Band: D

**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 floor plan 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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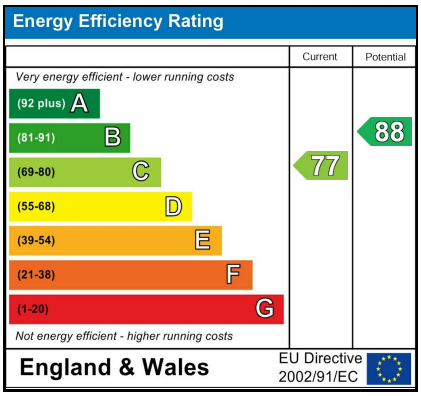

## Disclaimer

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.