

**34 Long Breech
Mawsley Village
KETTERING
NN14 1TR**

Guide Price £279,950



- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- LOUNGE/DINER
- QUIET VILLAGE LOCATION
- GARAGE WITH OFF ROAD PARKING

- KITCHEN/BREAKFAST ROOM
- END OF TERRACE
- TWO BATHROOMS
- CLOSE TO AMENITIES
- ENERGY EFFICIENCY RATING C

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Positioned in the charming Mawsley Village, Kettering, this modern end-terrace home, built in 2007, is offered with NO ONWARD CHAIN. Fully decorated throughout, it provides a fresh and contemporary living environment ready to enjoy from day one.

The property boasts a well-designed layout, featuring a modern kitchen/breakfast room and a welcoming reception room. Upstairs, you will find three generously sized bedrooms and two bathrooms

Externally, the home benefits from a garage located adjacent to the property, along with off-road parking.

Situated on Long Breech, this well-presented home combines modern living with the charm of a close-knit community. With excellent village amenities and beautiful surroundings, it is a must-see property for anyone seeking both comfort and lifestyle in a desirable location.

Ground Floor

Entrance Hall

Enter via composite door with two obscure inset windows, double glazed window to front aspect, stairs to first floor landing, under stairs storage cupboard, coir matting, laminate effect flooring.

Kitchen/Breakfast Room

13'6" x 8'6" (4.12 x 2.60)

Double glazed window to front aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated electric oven with gas hob and extractor hood over , integrated dish washer, integrated fridge freezer, space/plumbing for washing machine.

Lounge

15'4" x 12'0" (4.68 x 3.66)

Double glazed French doors into rear garden, double glazed window to rear aspect, laminate effect flooring.

Downstairs Cloakroom

Obscure double glazed window to side aspect, pedestal wash hand basin, low level W/C, tiled splash backs, laminate effect flooring.

First Floor

First Floor Landing

Double glazed window to front aspect, stairs to second floor landing, airing cupboard.

Bedroom Two

15'4" x 8'8" (4.68 x 2.66)

Two double glazed windows to rear aspect.

Bedroom Three

9'8" x 8'8" (2.95 x 2.66)

Double glazed window to front aspect.

Family Bathroom

8'9" x 7'0" (2.67 x 2.14)

White suite comprising of panel bath, pedestal wash hand basin, low level W/C, tiled splash backs, laminate effect flooring.

Second Floor**Second Floor Landing**

Obscure double glazed window to side aspect.

Bedroom One

13'2" max x 11'10" (4.03 max x 3.61)

Double glazed window to front aspect, two double built-in mirrored wardrobes, loft hatch entrance.

En-Suite to Bedroom One

9'5" x 5'2" (2.89 x 1.59)

Velux window to rear aspect, shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs, laminate effect flooring.

Externally**Front Garden**

Established shrubs, barked area, gate to rear garden.

Rear Garden

Laid to lawn, barked area, established plants and shrubs, gated access to front, fully surrounded by wooden panel fencing.

Garage

Up and over door, power and light connected, off road parking.

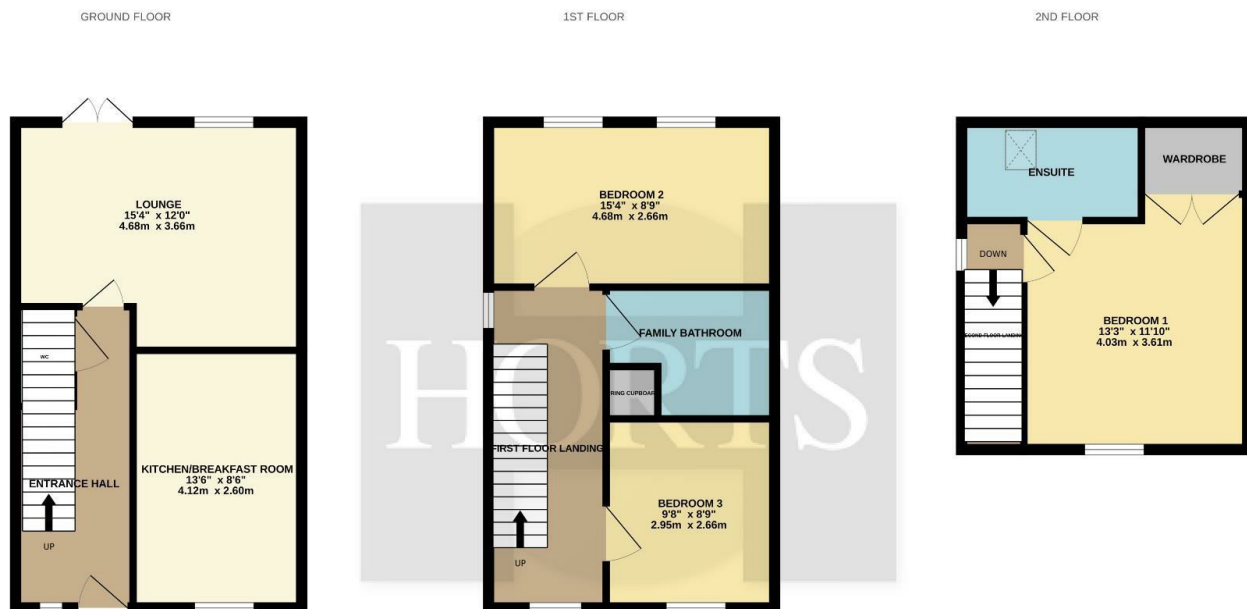
Agents Notes

Local Authority: North Northamptonshire

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		87
(81-91) B		
(69-80) C	76	
(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	



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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.