

**3 Orton Close
Mawsley
KETTERING
NN14 1TZ**

Guide Price £330,000



- **FOUR BEDROOM SEMI DETACHED**
- **CONVERTED OPEN PLAN KITCHEN/DINER/FAMILY ROOM**
- **HIGH SPECIFICATION**
- **CLOSE TO PERIPHERY AND AMENITIES**
- **OFF ROAD PARKING**
- **LOUNGE WITH BAY**
- **TWO BATHROOMS**
- **UTILITY**
- **QUIET VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This well presented four bedroom semi-detached home is ideally positioned within a quiet cul-de-sac location, close to local amenities and set close to the periphery of Mawsley Village.

The property offers generous and versatile living accommodation, including a bright and comfortable lounge with a bay window to the front. To the rear, a converted and extended open-plan kitchen, dining and family room creates an impressive hub of the home, perfect for modern family living and entertaining, with views over the rear garden. A separate utility room adds further practicality.

Upstairs, the property benefits from four well proportioned bedrooms, served by two bathrooms, making it ideal for families or those needing flexible space for home working.

Externally, the home enjoys a pleasant garden and the advantage of its peaceful village setting, while remaining conveniently close to everyday amenities. An internal viewing is highly recommended to appreciate the space, layout and location on offer.

Ground Floor

Enter via solid composite panel door with obscure inset double glazed windows, ceiling coving, ceiling smoke alarm, telephone point, Karndean flooring, stairs to first floor landing, radiator.

Entrance Hall

Double glazed bay window to front aspect, Karndean flooring, ceiling coving, TV point, telephone point, under stairs storage cupboard, two radiators, door to kitchen/diner.

Lounge

17'5" into bay x 10'8" (5.32 into bay x 3.26)

Double glazed bay window to front aspect, Karndean flooring, ceiling coving, TV point, telephone point, under stairs storage cupboard, two radiators, door to kitchen/diner.

Kitchen/Diner/Family Room

23'11" max x 13'5" max (7.29 max x 4.09 max)

Open Plan. Double glazed window to rear aspect, double glazed French doors into rear garden, modern wooden wall and base mounted units with drawers featuring soft touch closure and clever storage facilities, integrated fridge freezer, integrated dish washer, integrated Smeg microwave, Smeg stainless steel double oven with gas hob and stainless steel extractor hood over, rolled top work surfaces and splash backs, one and half bowl stainless steel sink with drainer and mixer tap over, Porcanalosa graphite floor tiles, ceiling spots lights, down lighters, new carpeted area, extractor fan.

Utility

8'4" x 5'2" (2.56 x 1.59)

Double glazed window to rear aspect, wall and base mounted units, rolled top work surfaces, space for washing machine and spin dryer, Porcanalosa graphite floor tiles, stainless steel sink with drainer and mixer tap over, loft hatch entrance, ceiling extractor fan.

Downstairs Cloakroom

Pedestal wash hand basin with close coupled W/C, tiled splash backs, Porcanalosa graphite floor tiles, ceiling extractor fan, radiator.

First Floor

First Floor Landing

Ceiling smoke alarm, airing cupboard, loft hatch entrance, doors to;

Bedroom One

14'0" x 10'8" (4.28 x 3.26)

Double glazed window to front aspect, two double built wooden wardrobes, TV point, telephone point, radiator, door to en-suite;

En-Suite To Bedroom One

7'9" x 4'10" (2.38 x 1.49)

Obscure double glazed window to front aspect, double built in shower tiled floor to ceiling, tiled splash backs, pedestal wash hand basin with closed coupled W/C, ceiling extractor fan, electric shaving point, ceiling spot lights, chrome wall mounted heated towel rail.

Bedroom Two

13'5" x 7'3" (4.10 x 2.23)

Double glazed window to rear aspect, radiator.

Bedroom Three

9'10" x 8'3" (3.02 x 2.54)

Double glazed window to front aspect, radiator.

Bedroom Four

9'1" x 8'4" (2.78 x 2.55)

Double glazed window to rear aspect, radiator.

Family Bathroom

7'3" x 6'4" (2.21 x 1.94)

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, half tiled splash backs, ceiling spot lights, ceiling extractor fan, electric shaving point, tiled flooring, chrome wall mounted heated towel rail.

Externally

Front Garden

Storm porch. Low maintenance, path leading to front door, patio area, established hedgerow, decorative stones, side gate to rear garden.

Rear Garden

Low maintenance, raised borders, established tree, plants and shrubs, large paved patio area, artificial lawn, external power socket, fully surrounded by wooden panel fencing, outside tap, outside light, decorative stones, path down the side leading to wooden gated front access.

Garage Storage Area

Up and over door, power and light connected, partially converted with storage area to front.

Agents Notes

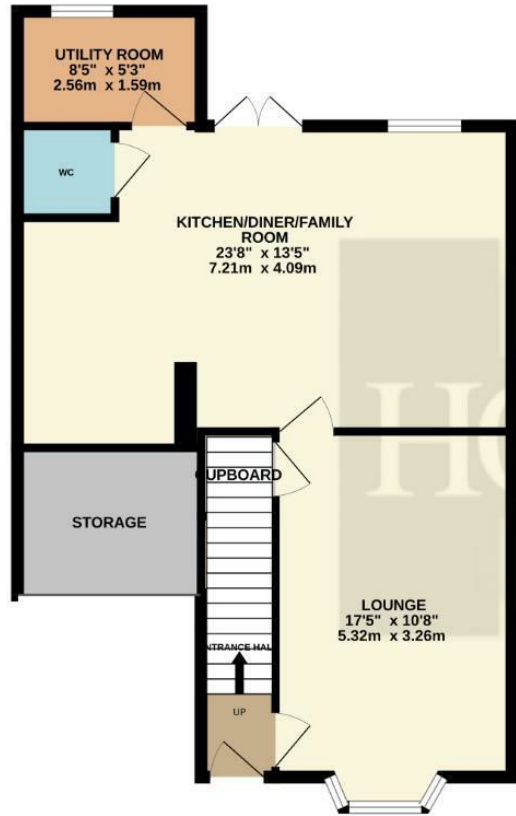
Local Authority: North Northamptonshire

Council tax Band: D

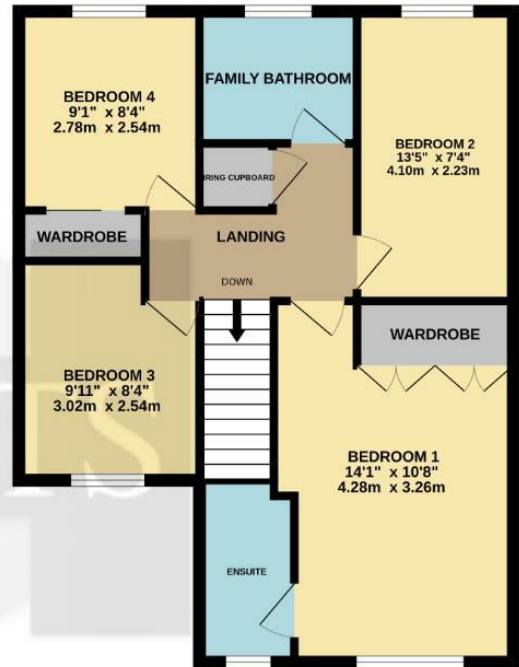




GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.