10 Cowslip Hill
Mawsley Village
KETTERING
NN14 1GU

£1,275 Per Month









- ** AVAILABLE EARLY JANUARY **
- KITCHEN/DINER
- TWO BATHROOMS
- LANDSCAPED REAR GARDEN
- GARAGE AND ORP
- END TERRACE
- THREE BEDROOMS
- SUN ROOM
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING D

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** Available Early January ** A beautifully presented three bedroom property FOR LET situated in the modern and picturesque village of Mawsley. Close to all the excellent amenities the village has to offer and with the Eco meadow quite literally around the corner this property is a must view and comprises in brief; entrance hall, lounge, refitted kitchen/diner, utility, study/sunroom and downstairs cloakroom. To the first floor there are three bedrooms with en-suite to bedroom one and a family bathroom. Externally the property benefits from larger than average landscaped rear garden, low maintenance front garden and a single garage with off road parking for two vehicles.**UNFURNISHED**

Ground Floor

Entrance Hall
Enter via composite door with obscure topper glazed window, ceiling coving, engineered wooden laminate flooring, coir matting, stairs to first floor landing, under stairs storage cupboard.

Kitchen/Diner
16'5" x 9'10" (5.01 x 3.01)
Enter via two glass panel doors, UPVC double glazed window to front aspect, double glazed window to rear aspect, modern wall and base mounted units with drawers, wooden roll top work surfaces with splash backs, integrated electric oven with gas hob and extractor hood over, integrated dish washer, integrated fridge freezer, integrated wine cooler, one and half bowl ceramic sink with drainer and mixer tap over, ceiling coving, tiled flooring.

Lounge
16'3" x 10'5" (4.96 x 3.18)
Enter via glass panel door, UPVC double glazed window to front aspect, double glazed window to rear aspect, ceiling coving, feature electric fire with with marble plinth, hearth and wooden mantle.

Utility Room
5'8" x 4'1" (1.74 x 1.26)
Double glazed window to rear aspect, base mounted unit, stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, tiled splash backs.

Sun Room
8'3" x 7'7" (2.54 x 2.33)
Double glazed wooden patio doors with wing windows into rear garden, under floor heating, tiled flooring.

Downstairs Cloakroom
Obscure double glazed window to rear aspect, pedestal wash hand basin, low level W/C, tiled splash backs.

First Floor

First Floor Landing
UPVC double glazed window to front aspect, airing cupboard, loft hatch entrance, loft area boarded with a drop down ladder.

Bedroom One
13'3" max x 11'2" (4.04 max x 3.41)
Double glazed window to rear aspect, two double built in wooden wardrobes, engineered wooden laminate flooring.

En-Suite to Bedroom One
8'11" x 8'9" (2.74 x 2.67)
Double glazed Velux window to rear aspect, modern suite comprising of shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, half tiled splash backs, wooden effect laminate flooring.

Bedroom Two
12'2" max x 10'7" (3.72 max x 3.25)
L- Shaped. Double glazed window to rear aspect, storage cupboard, wooden laminate flooring.

Bedroom Three
7'8" x 7'5" (2.34 x 2.28)
UPVC double glazed window to front aspect, engineered wooden laminate flooring.

Shower Room
7'7" x 5'5" (2.33 x 1.66)
Refurbished. UPVC obscure double glazed window to front aspect, double shower tiled floor to ceiling with rainfall shower and hand held shower attachment over, pedestal wash hand basin, low level W/C, fully tiled, tiled flooring.

Externally

Front Garden
Low maintenance, storm porch, decorative stones, established rose bushes, outside light, wooden picket fence.

Rear Garden
Landscaped, three patio areas, laid to lawn, decorative stones, established plants, shrubs and rose bushes, storage area to side with gate to front access, outside tap, security light, path to rear gate leading to courtyard and garage, fully surrounded by brick wall and wooden panel fencing.

Single Garage
Up and over door, power and light connected, off road parking for two vehicles.

Agents Notes
Local Authority: North Northamptonshire
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.













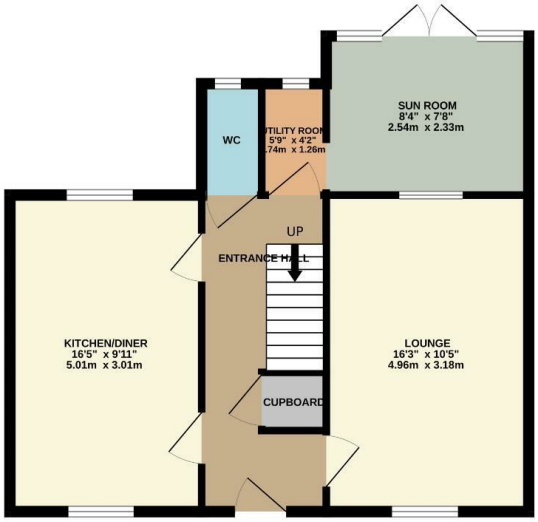




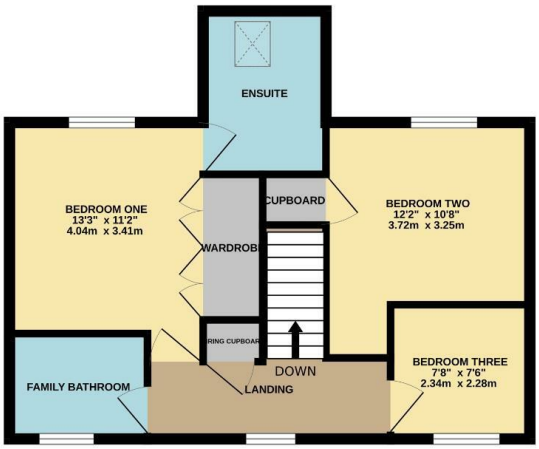




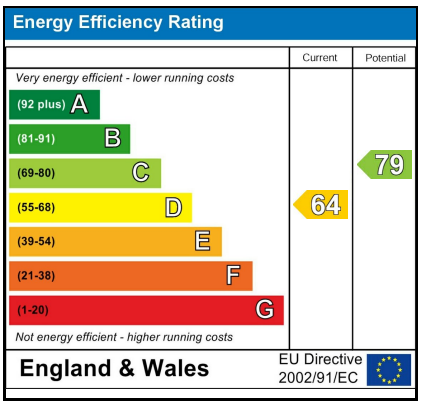
GROUND FLOOR



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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