

**75 Old Gorse Way  
Mawsley Village  
KETTERING  
NN14 1GJ**

**Guide Price £525,000**



- EXECUTIVE DETACHED
- BAY FRONTED DINING ROOM
- FOUR DOUBLE BEDROOMS
- QUIET VILLAGE LOCATION
- DOUBLE GARAGE WITH OFF ROAD PARKING

- KITCHEN/DINER/FAMILY ROOM
- BAY FRONTED STUDY
- THREE BATHROOMS
- EXCELLENT AMENITIES
- ENERGY EFFICIENCY RATING C

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Offered to market with No Onward Chain this well presented, double bay-fronted four-bedroom executive detached property is situated on a quiet corner plot in the modern and highly sought-after village of Mawsley. Offering deceptively spacious and versatile family accommodation across two floors, the home is ideally positioned within easy walking distance of the excellent amenities the village has to offer.

The accommodation briefly comprises a spacious entrance hall, bay-fronted study, bay-fronted dining room/snug, lounge, impressive kitchen/dining/family room, utility room, and downstairs cloakroom.

To the first floor are four generous double bedrooms, two benefiting from en-suite facilities, together with a contemporary family bathroom.

Externally, the property enjoys low-maintenance front and rear gardens, a double garage, and off-road parking for numerous vehicles.

### **Entrance Hall**

Enter via obscure half panel double glazed door with wing windows into spacious entrance hall, Karndean flooring, ceiling coving, stairs to first floor landing, under stairs storage cupboard, further storage cupboard, doors to;

### **Dining Room**

13'6" x 8'11" excluding bay (4.13 x 2.72 excluding bay)

Enter via double glass panel doors, double glazed bay window to front aspect, Karndean flooring, ceiling coving.

### **Lounge**

16'11" x 11'6" (5.18 x 3.53)

Enter via double glass panel doors, double glazed bay window to front aspect, feature gas fire with marble hearth, plinth and composite surround with mantle, ceiling coving.

### **Study**

11'7" x 6'9" excluding bay (3.55 x 2.08 excluding bay)

Double glazed bay window to front aspect, Karndean flooring.

### **Kitchen/Diner/Family Room**

21'9" max x 16'9" max (6.65 max x 5.12 max)

L-Shaped. Triple aspect. Enter via glass panel door, two double glazed windows to rear aspect, double glazed window to side aspect, UPVC double glazed French doors to rear garden, modern wall and base mounted units with drawers, integrated double oven with gas hob and extractor hood over, roll top work surfaces and splash backs, space/plumbing for dish washer, ceiling spot lights, one an half bowl stainless steel sink with drainer and mixer tap over, space for fridge freezer, tiled flooring, Karndean flooring, door to utility;

### **Utility Room**

7'7" x 5'0" (2.32 x 1.53)

Obscure UPVC double glazed half panel glazed door onto driveway, modern wall and base mounted units, roll tops work surfaces, space/plumbing for washing machine, space for condenser tumble dryer, stainless sink with drainer and mixer tap over, tiled flooring.

### **Downstairs Cloakroom**

Pedestal wash hand basin with close coupled W/C, tiled splash backs, Karndean flooring.

### **First Floor Landing**

Dog leg stairs to first floor landing, loft hatch entrance half boarded with ladders, airing cupboard, doors to;

### **Bedroom One**

13'3" x 11'9" (4.06 x 3.60)

Double glazed window to front aspect, open plan through to dressing area.

### **Dressing Area**

10'9" x 5'0" excludes wardrobes (3.28 x 1.53 excludes wardrobes)

Double glazed window to rear aspect, three double built in wooden wardrobes, door to en-suite;

### **En-Suite to Bedroom One**

7'8" max x 5'9" (2.35 max x 1.76)

Obscure double glazed window to rear aspect, double shower tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, electric shaving point.

### **Bedroom Two**

12'7" x 9'4" (3.84 x 2.85)

Double glazed window to rear aspect, double built in wooden wardrobe, door to en-suite;

### **En-Suite to Bedroom Two**

11'2" x 3'10" (3.42 x 1.19)

Obscure double glazed window to side aspect, double shower tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, half tiled splash backs, electric shaving point.

### **Bedroom Three**

11'10"x 10'6" (3.61x 3.21)

Double glazed window to front aspect, double built in wooden wardrobe.

### **Bedroom Four**

10'9" x 9'8" (3.29 x 2.96)

Double glazed window to front aspect, double built in wooden wardrobe.

### **Family Bathroom**

9'7" x 6'11" (2.94 x 2.12)

Obscure double glazed window to rear aspect, four piece suite comprising of panel bath with hand held shower attachment over, shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, half tiled splash backs, electric shaving point.

### **Front Garden**

Block paving, decorative stones, wooden sleepers, established plants, shrubs, bushes and trees, outside light.

### **Rear Garden**

Laid to lawn, patio area, decked area, established plants, shrubs, bushes and trees, outside light, outside tap, decorative stones, BBQ area, integral door into double garage, wooden gate for access to driveway, surrounded by brick wall and wooden panel fencing.

**Double Garage**

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

**Agents Notes**

Local Authority: North Northamptonshire Council

Council Tax Band: F

**Mawsley Village Local Area Information**

Mawsley is a modern village set within the Northamptonshire countryside, well regarded for its strong sense of community and attractive surroundings. The village offers a range of everyday amenities including a convenience store, café, community centre, medical centre, primary school and recreational spaces, making it particularly popular with families and professionals alike.

Ideally positioned for access to nearby market towns including Kettering and Market Harborough, Mawsley Village also benefits from excellent road and rail connections, with mainline services to London available from Kettering. Surrounded by open countryside and walking routes, the village combines modern convenience with a semi-rural setting.

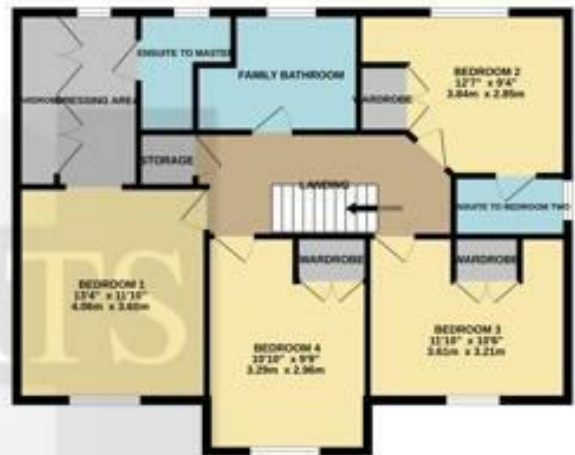




GROUND FLOOR

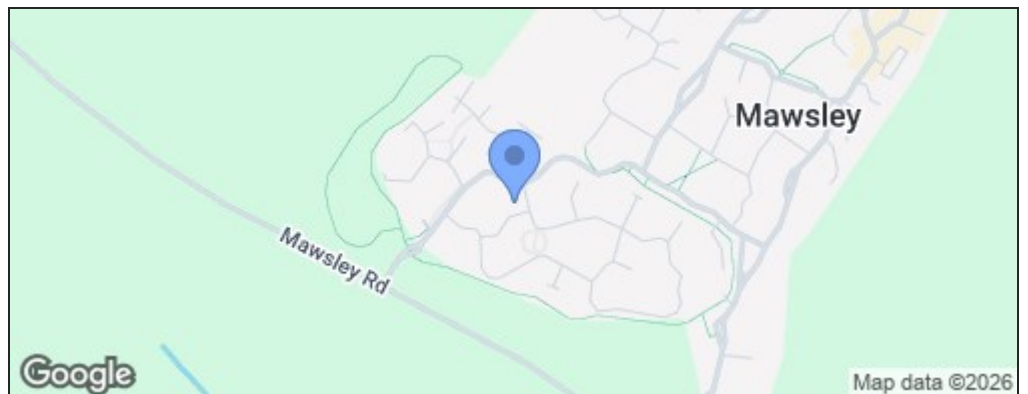


1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>84</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.