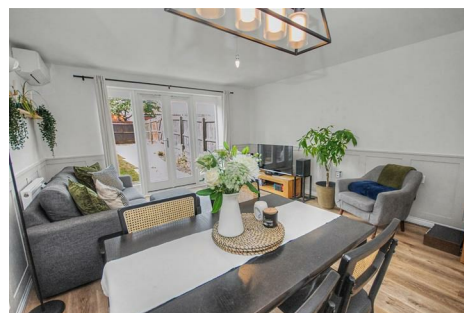


**39 Rose Hill Way
Mawsley
KETTERING
NN14 1TT**

Offers Over £264,000



- NO UPPER CHAIN
- SHOW ROOM CONDITION
- LOUNGE/DINER
- TWO BATHROOMS
- GARAGE AND OFF ROAD PARKING

- THREE STOREY TOWN HOUSE
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- 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

Stylishly presented and enhanced by the current owners, this impressive three-bedroom, three-storey townhouse is ideally situated in the sought-after village of Mawsley and is offered to the market with NO ONWARD CHAIN.

Offering versatile and well-proportioned accommodation arranged across three floors, the property is ideally suited to modern family living.

The ground floor features a welcoming entrance hall leading to a contemporary kitchen/breakfast room, a lounge/diner with air conditioning, and a downstairs cloakroom. On the first floor, there are two well-proportioned bedrooms and a family bathroom. The impressive principal bedroom occupies the entire second floor, complete with air conditioning and a stylish en-suite shower room.

Outside, the property benefits from a landscaped rear garden, low-maintenance frontage, garage and off-road parking.

Ideally positioned close to all the excellent amenities Mawsley Village has to offer and beautiful countryside walks, this is a superb opportunity in a popular village location. Early viewing is highly recommended.

Ground

Entrance Hall

Enter via a composite door with obscure inset double glazed window, LVT flooring, feature wall panelling, stairs to first floor landing.

Kitchen/Breakfast Room

15'10" x 7'10" max (4.85 x 2.41 max)

Double glazed window to front aspect, modern wall and base mounted units with drawers, tiled splash backs, roll top work surfaces, integrated stainless steel Zanussi oven with gas hob and extractor hood over, integrated washing machine, integrated fridge freezer, space/plumbing for dish-washer, one and half bowl sink with drainer and mixer tap over, ceiling spot lights, LVT flooring.

Lounge/diner

14'8" x 12'11" (4.48 x 3.94)

Double glazed French doors with wing windows to rear garden, air conditioning, feature wall panelling, LVT flooring.

Downstairs Cloakroom

Pedestal wash hand basin, low level W/C, LVT flooring.

First Floor

First Floor Landing

Double glazed window to front aspect, feature wall paneling, stairs to second floor landing.

Bedroom Two

12'6" x 12'11" (3.82 x 3.95)

Double glazed window to rear aspect, feature wall panelling.

Bedroom Three

11'1" x 6'3" (3.38 x 1.91)

Double glazed window to front aspect.

Family Bathroom

6'10" x 6'2" (2.09 x 1.88)

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

Second Floor

Second Floor Landing

Feature wall paneling.

Bedroom One

17'10" max x 12'11" (5.45 max x 3.96)

T-Shaped. Two double glazed Velux windows to rear aspect, air conditioning, double fitted mirrored wardrobes, loft hatch entrance with ladders.

En-Suite To Bedroom One

7'6" x 9'4" (2.30 x 2.87)

Double glazed obscure window to front aspect, double shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs.

Externally

Front Garden

Steps leading to front door, storm porch, security light, established hedgerow and decorative stones.

Rear Garden

Patio area, laid to lawn, outside tap, path leading to rear gate, fully surrounded by wooden panel fencing.

Single Garage

Up and over door, off road parking.

Agents Notes

Local Authority: North Northamptonshire Kettering Area

Council Tax Band: D

Mawsley Village Local Area Information

Mawsley is a modern village and civil parish in North Northamptonshire, situated south-west of Kettering and close to the A43. Although it is a relatively new settlement, planned from the 1990s and developed from 2001 onwards, it was designed to create the character and feel of a traditional Northamptonshire village. The village has winding streets, attractive green spaces and good pedestrian routes, with a significant amount of open space including a recreation ground and natural and semi-natural areas. Its location provides a quiet rural setting while remaining within convenient reach of Kettering and the surrounding area.

A key feature of Mawsley is the range of facilities available within the village itself. These include a local shopping centre, Mawsley Village Surgery, Mawsley Dental Clinic and Mawsley Community Primary School, alongside The Centre at Mawsley, which provides meeting rooms, a main hall,

lounge and bar and supports a wide range of community activities and events. The village also has numerous clubs, groups and activities, helping to create a strong community atmosphere. Its combination of modern housing, green spaces, local amenities and community facilities makes Mawsley distinctive among newer settlements in the area.









While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Hectagis 1/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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.