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 plash 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.

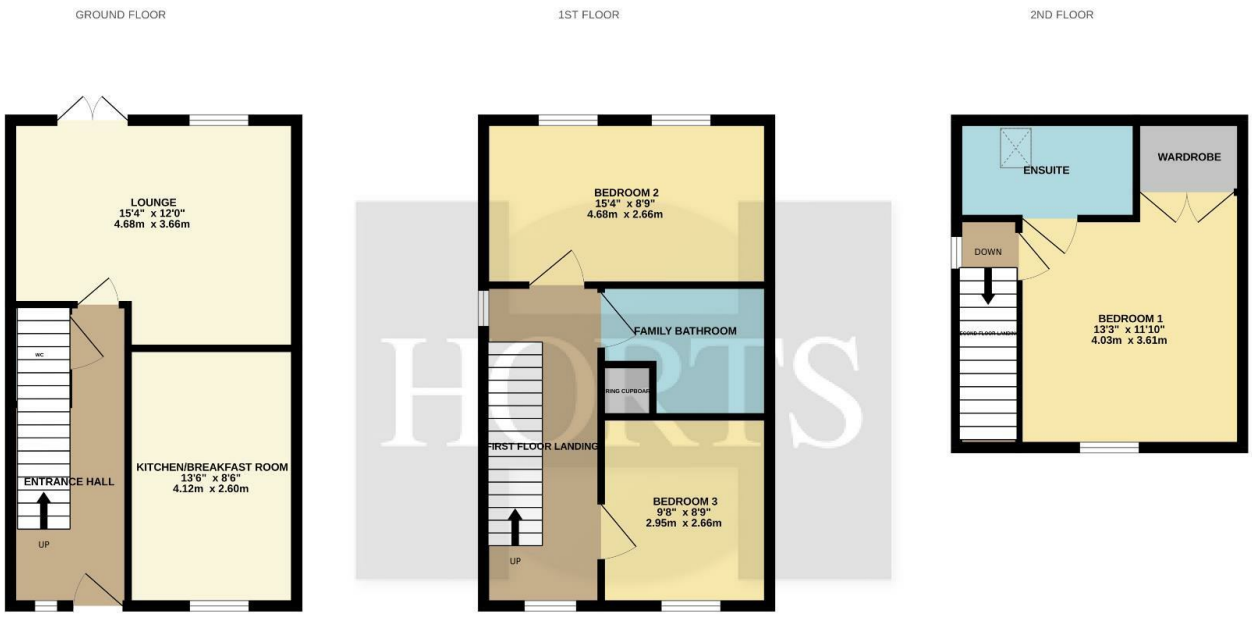
Externally

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



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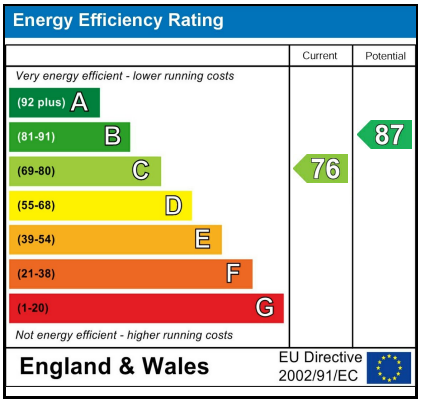

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