

**15 Rose Hill Way  
Mawsley Village  
KETTERING  
NN14 1TT**

**Guide Price £277,500**



- **THREE STOREY MID TERRACE**
- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **GARAGE WITH ORP**

- **KITCHEN/BREAKFAST ROOM**
- **EN-SUITE TO MASTER**
- **CLOSE TO AMENITIES**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A well proportioned versatile family friendly home offering fresh and contemporary features over three floors in the picturesque village of Mawsley. This three bedroom property benefits from the charm of a semi-rural location alongside a modern up to date twist with low maintenance, landscaped front and rear gardens, a garage with off road parking to the rear and added feature. Close to all the excellent amenities that this lovely village has to offer the property boasts to the ground floor; entrance hall, kitchen/breakfast room, lounge and downstairs cloakroom. The first floor includes two good sized bedrooms and a family bathroom. The second floor provides a master bedroom and en-suite. Externally the property benefits from landscaped rear garden and low maintenance front garden, a single garage and off road parking.

### **Entrance Hall**

Enter via a hardwood door with obscure inset double glazed window, telephone point, ceiling smoke alarm, stairs to first floor landing, tiled flooring, radiator, door to;

### **Kitchen/Diner**

15'10" x 7'10" (4.84 x 2.41)

Double glazed window to front aspect, contemporary high gloss wall and base mounted units, rolled top work surfaces, one and half bowl stainless steel sink with Mono bloc tap over, rolled top splash backs, integrated stainless steel oven with gas hob and extractor fan over, integrated dishwasher, integrated fridge freezer, space/plumbing for washing machine, tiled flooring, ceiling spot lights, extractor fan, fuse box, radiator.

### **Lounge**

14'7" x 12'10" (4.47 x 3.92)

Double glazed French door with wing windows to rear garden, TV point, telephone point, radiator.

### **Downstairs Cloakroom**

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

### **First Floor Landing**

Double glazed window to front aspect, ceiling smoke alarm, radiator, stairs to second floor landing, doors to;

### **Bedroom Two**

12'9" x 12'4" (3.91 x 3.78)

Double glazed window to rear aspect, treble built in wooden wardrobes, radiator.

### **Bedroom Three**

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

Double glazed window to front aspect, telephone point, radiator.

### **Family Bathroom**

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

White suite comprising of panel bath, pedestal wash hand basin with close coupled W/C, tiled splash backs, tile effect flooring, ceiling spot lights, extractor fan, radiator.

### **Second Floor Landing**

Ceiling smoke alarm, radiator, door to bedroom one.

**Bedroom One**

12'4" x 12'9" (3.78 x 3.91)

Two double glazed velux windows to rear aspect, double fitted mirrored wardrobes, telephone point, loft hatch, airing cupboard housing hot water tank, radiator, door to en-suite.

**En suite to Bedroom One**

7'1" x 9'3" (2.18 x 2.83)

Double glazed obscure window to front aspect, double shower tiled floor to ceiling, pedestal wash hand basin with close coupled W/C, tile effect flooring, tiled splash backs, ceiling spot lights, extractor fan, radiator.

**Front Garden**

Low maintenance, decorative stones, security light under storm porch, steps to front door.

**Rear Garden**

Feature patio area, astro turf lawn, fully surrounded by wooden panel fencing, decorative stones, establish plants, shrubs and trees, security light, steps to gate, garage and off road parking.

**Single Garage**

Up and over door, with off road parking set in a courtyard.

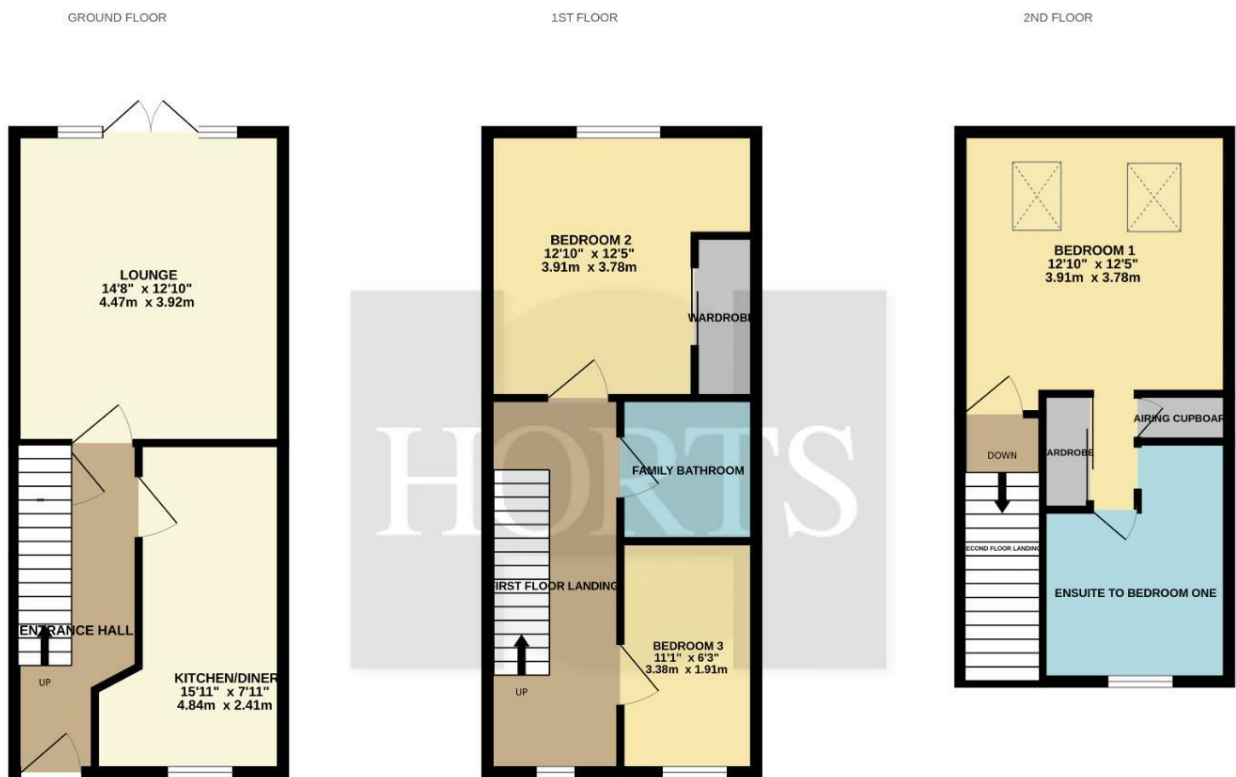
**Agents Notes**

North Northampton Council :

Tax Band: D







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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 87        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.