1 Scholars Row
Mawsley Village
KETTERING
NN14 1GZ

£895 Per Month

- AVAILABLE EARLY FEBRUARY
- KITCHEN/BREAKFAST ROOM
- JACK AND JILL BATHROOM
- CLOSE TO THE AMENITIES
- FRONT AND REAR GARDENS
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- VILLAGE LOCATION
- GARAGE WITH OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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AVALIABLE EARLY FEBRUARY This lovely modern two bedroom terraced property FOR LET in the sought after village of Mawsley. Property has been redecorated throughout and comprises in brief; entrance hall, lounge/diner, kitchen/breakfast room and downstairs cloakroom. To the first floor there are two double bedrooms and a Jack and Jill bathroom. Externally the property also benefits from front and rear gardens, a single garage and off road parking. ***UNFURNISHED*** Sorry no pets.

Entrance Hall
Enter via wooden panel door with obscure inset window, ceiling coving, stairs to first floor landing, telephone point, wooden laminate flooring, ceiling smoke alarm, radiator, doors to;

Kitchen/Breakfast Room
12'7" max x 11'3" max (3.85 max x 3.45 max)
Double glazed window to rear aspect, wooden wall and wooden base mounted units, integrated electric oven with stainless steel gas hob and extractor hood over, integrated fridge, rolled top work surfaces, tiled splash backs, one and half bowl stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, ceiling spot lights, TV point, tiled flooring, radiator, door to storage cupboard.

Lounge/Diner
16'2" max x 11'1" max (4.95 max x 3.38 max)
L shaped. Dual aspect, double glazed window to front aspect, double glazed French door with wing windows to rear garden, ceiling coving, feature composite surround with mantel with a display only electric fire, TV point, wooden flooring, two radiators.

Downstairs Cloakroom
Obscure double glazed window to front aspect, pedestal wash hand basin, low level WC, tiled flooring, electric fuse box, radiator.

First Floor Landing
Double glazed window to rear aspect, loft hatch entrance, ceiling smoke alarm, doors to;

Bedroom One
16'6" max x 10'11" max (5.05 max x 3.35 max)
L-Shaped. Dual aspect, double glazed window to front aspect, double glazed window to rear aspect, telephone point, wooden flooring, two radiators, doors to;

Bedroom Two
16'2" max x 10'11" max (4.95 max x 3.35 max)
L shaped. Dual aspect, double glazed window to front aspect, double glazed window to rear aspect, telephone point, wooden flooring, radiator, doors to;

Jack and Jill Bathroom
9'1" x 5'8" (2.79 x 1.73)
Obscure double glazed window to front aspect, white suite comprising panel bath with shower over, hand held shower attachment, pedestal wash hand basin, low level W/C, tiled splash backs, electric shaver point, ceiling extractor fan, door to airing cupboard, radiator, doors to;

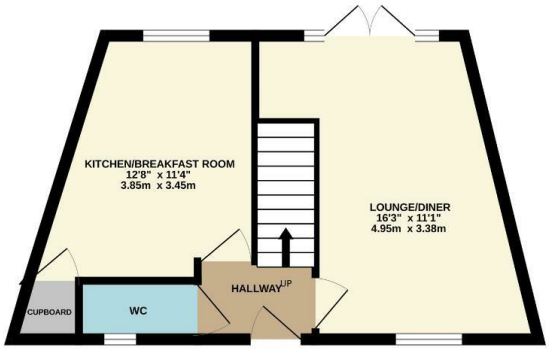
Front Garden
Mainly laid to lawn with established hedgerow and bushes, pathway to front door, security light.

Rear Garden
Patio area, decorative stones, outside tap, fully surrounded by wooden panel fencing, wooden gate leading to courtyard and single garage.

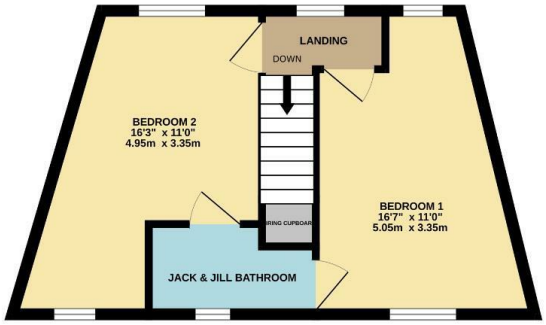
Garage
Garage located in courtyard, up and over door, off road parking for one vehicle.

Agents Notes
North Northamptonshire
Council Tax Band C

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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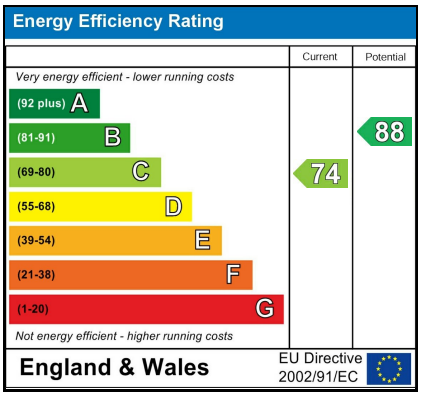

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