

Long Breech  
Mawsley  
Kettering  
NN14 1TR

£210,000

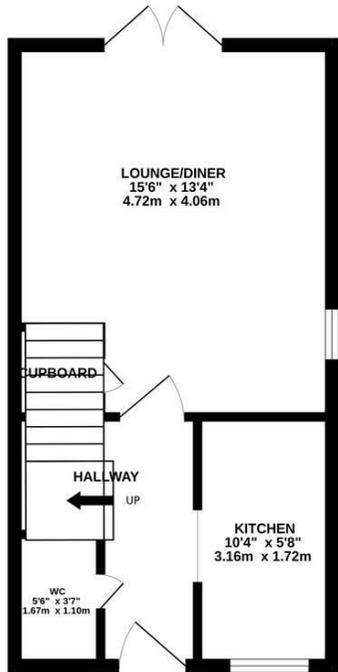


OSCAR JAMES

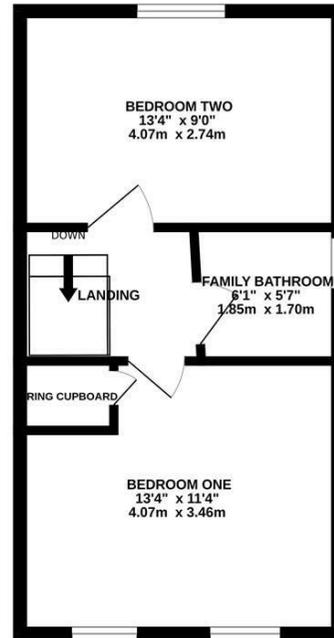
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# FLOOR PLANS

GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

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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## AT A GLANCE...



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# WHAT'S GREAT?

Situated in the lovely village of Mawsley, Kettering, positioned on a corner plot, the property benefits from a peaceful setting while being close to essential amenities, including a well-regarded school, local shops, a dentist, and a doctor's surgery.

Upon entering, you are greeted by a welcoming hallway that leads to a thoughtfully designed ground floor. The spacious lounge diner, while the modern kitchen is well-equipped. Additionally, a convenient downstairs WC enhances the practicality of the home.

Upstairs, you will find two generously sized bedrooms, ideal for a small family. Also a family bathroom to complete the first floor.

The property boasts an enclosed private rear garden, you also have parking for two cars.

Please call Oscar James to arrange a viewing.

...expect excellence



# SELLER'S SECRET

I have lived in the property for a number of years, I am looking at upsizing locally.



*Why we like it....*

A great home in a popular location

## OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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