

**51 Cransley Rise
Mawsey Village
KETTERING
NN14 1TA**

Guide Price £595,000



- **EXTENDED DETACHED FAMILY HOME**
- **FOUR BATHROOMS**
- **SEPARATE RECEPTIONS**
- **LOVELY VIEWS OVER THE COUNTRYSIDE**
- **DOUBLE GARAGE WITH MULTIPLE OFF ROAD PARKING**
- **FIVE DOUBLE BEDROOMS**
- **KITCHEN FAMILY ROOM**
- **UTILITY AND BOOT ROOM**
- **QUIET 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

Welcome to this stunning detached house located in the picturesque Cransley Rise, Mawsley Village. Offered to market with No Onward Chain this modern property, built in 2004, boasts a spacious 2,368 sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by three inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With five generously sized bedrooms and four bathrooms, there is no shortage of private space for everyone in the household.

Situated on the edge of the village, this property offers breathtaking views over the surrounding countryside, providing a peaceful and idyllic setting to call home. The refitted kitchen, utility, boot room, and en-suite to bedroom one add a touch of luxury and convenience to everyday living.

Parking will never be an issue with a double garage and off-road parking for up to six vehicles, making it ideal for car enthusiasts or families with multiple vehicles. The extended layout of the property offers versatility and plenty of room for various activities.

Don't miss the opportunity to make this impressive property your own and enjoy the best of countryside living with all the modern comforts. Contact us today to arrange a viewing and experience the charm of Cransley Rise for yourself.

Ground Floor

Entrance Hall

Enter via composite door with two obscure double glazed inset windows, stairs to first floor landing, ceiling coving, under stairs storage cupboard, storage cupboard, high gloss tiled flooring, ceiling smoke alarm, radiator, doors to;

Lounge

21'5" x 11'7" (6.55 x 3.55)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden, feature gas fire with marble plinth, hearth and composite surround with mantle, ceiling coving, two ceiling roses, TV point, telephone point, two fibre optic point, radiators.

Dining room

10'7" x 9'9" (3.24 x 2.99)

UPVC double glazed window to front aspect, ceiling coving, radiator.

Kitchen/Breakfast Room

18'7" x 17'2" (5.67 x 5.25)

Refitted and extended. Views over looking the countryside. UPVC double glazed window to side aspect, two double glazed Velux windows, Sophia graphite wall and base mounted soft touch units with soft touch drawers, Neff self cleaning integrated hide and slide double ovens and grill, Neff integrated tall fridge, Neff integrated tall freezer, Neff integrated dish washer, walk in larder with shelving and lighting, Quartz work surfaces and splash backs, one and half bowl sunken sink with Hot tap over, Island unit with breakfast stools under, Quartz work surfaces, clever storage features and soft touch drawers, pop up USB socket, Neff five ring induction hob with flex function and hanging chrome extractor over, pop up USB charging points, ceiling spot lights, high gloss tiled flooring, two further double USB wall sockets, two tall bar graphite radiators.

Snug/Family Room

10'7" x 10'5" (3.24 x 3.20)

Dual aspect. UPVC double glazed window to rear aspect, UPVC double glazed French doors into rear garden, ceiling coving, ceiling spots lights, high gloss tiled flooring, double USB wall sockets, radiator, archway into kitchen.

Utility Room

9'9" x 6'7" (2.99 x 2.01)

Views over looking the countryside and beyond. Refitted. UPVC double glazed window to side aspect, Sophia Graphite high gloss wall and base mounted units with soft touch drawers, graphite matt work surfaces and splash backs, integrated Bosch fridge freezer, space/plumbing for washing machine, space/plumbing for tumble dryer with external vent, sunken sink with mixer tap over, ceiling spots lights, high gloss tiled flooring, loft hatch entrance, extractor fan, radiator.

Boot Room/Utility Two

5'10" x 5'8" (1.78 x 1.74)

Refitted. UPVC obscure half panel door into rear garden, Sophia Graphite wall and base mounted units, graphite matt work surfaces, sunken stainless steel sink with mixer tap over, tiled splash backs, high gloss tiled flooring, ceiling spots lights, extractor fan.

Downstairs Cloakroom

Wash hand basin with storage under, low level W/C, tiled splash backs, high gloss tiled flooring, extractor fan, radiator.

First Floor

First Floor Landing

Stairs leading to second floor landing, ceiling smoke alarm, radiator, doors to;

Bedroom One

16'0" x 10'7" (4.88 x 3.24)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, TV point, telephone point, ceiling coving, two radiators, arch way into dressing area.

Dressing Area

6'7" x 5'1" (2.01 x 1.55)

Two triple built in wooden wardrobes, door to en-suite;

En-Suite to Bedroom One

10'7" x 10'5" (3.23 x 3.18)

Refitted. UPVC obscure double glazed window to rear aspect, five piece white suite comprising of free standing bath with free standing swan neck tap with hand held shower attachment over, Amazon rainfall double shower with separate hand held shower attachment, aqua panel boards floor to ceiling, his and hers ceramic sinks with storage to sides and under, his and hers LED mirrors, low level W/C, full tiled splash backs, airing cupboard, Karndean flooring, down lighters, electric shaving point, extractor fan, long bar radiator.

Bedroom Two

12'6" x 11'7" (3.82 x 3.54)

UPVC double glazed window to front aspect, ceiling coving, radiator, door to en-suite;

En-Suite to Bedroom Two

7'6" x 5'6" (2.30 x 1.70)

UPVC obscure double glazed window to front aspect, shower tiled floor to ceiling, wash hand basin with storage under, tiled splash backs, low level W/C, tiled flooring, electric shaving point, radiator.

Bedroom Five

11'3" x 8'7" (3.45 x 2.63)

UPVC double glazed window to rear aspect, ceiling coving, radiator.

Family Bathroom

6'8" x 5'6" (2.04 x 1.70)

UPVC obscure double glazed window to rear aspect, white suite comprising of panel bath, wash hand basin with storage under, tiled splash backs, low level W/C, tiled flooring, electric shaving point, extractor fan, radiator.

Second Floor

Second Floor landing

Double glazed Velux window to rear aspect, storage cupboard, ceiling smoke alarm, radiator, doors to;

Bedroom Three

16'3" x 11'9" (4.97 x 3.59)

Triple aspect. UPVC double glazed window to front aspect, double glazed Velux window to rear aspect, UPVC double glazed window to side aspect, TV point, telephone point, two radiators.

Bedroom Four

10'11" x 9'0" (3.34 x 2.76)

Views over looking the countryside. UPVC double glazed window to front aspect, walk in wardrobe/storage cupboard with lighting, loft hatch entrance mainly boarded, radiator.

Shower Room

7'6" x 6'11" (2.31 x 2.11)

Double glazed Velux window to rear aspect, shower tiled floor to ceiling, wash hand basin with storage under, tiled splash backs, low level W/C, tiled flooring, electric shaving point, ceiling extractor fan, radiator.

Externally

Front Garden

Low maintenance and landscaped, views over countryside, established plants, shrubs, bushes and tree, rockery, raised borders, flower pots and tubs, external lighting, external power sockets, outside tap, iron gate with path leading to side gate and front door.

Rear Garden

Westerly aspect. Views over countryside. Laid to lawn, two separate York stone patio areas, further patio area, mature and established plants, shrubs, bushes and trees, hot tub, external lighting, external power sockets, outside tap, side door into double garage, wooden side gate to front access, decorative stone, double access gates into the garden into the driveway., Summer house with power and light connected, garden shed, fully surrounded by wooden panel fencing.

Double Garage

Spacious double garage, up and over doors, power and light connected, security light, off road parking for up to six vehicles.

Agents Notes

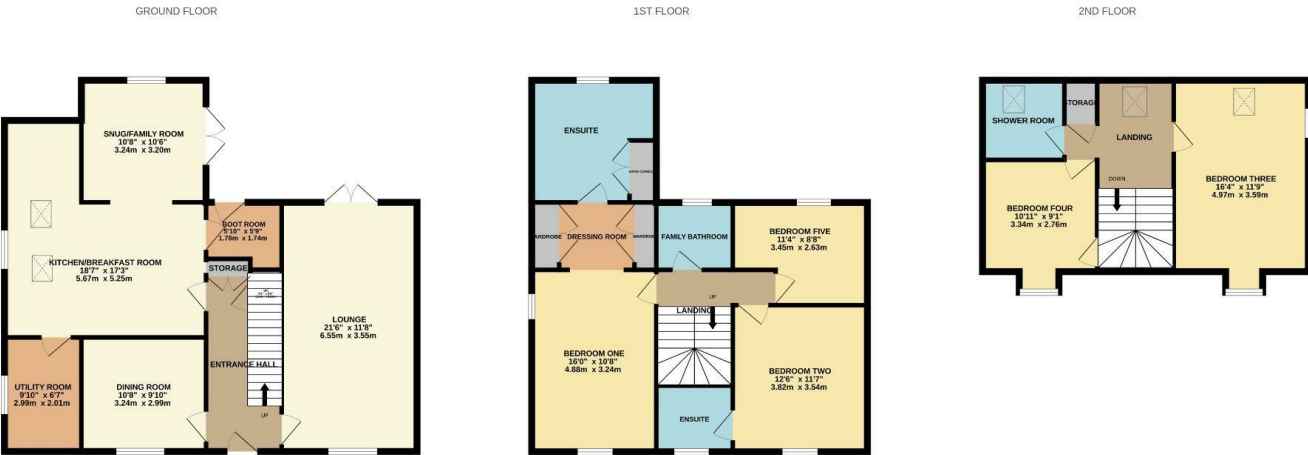
Local Authority: North Northamptonshire

Council Tax Band G









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) A		
(81-91) B		
(69-80) C		
(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	



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