

**43 Loddington Way
Mawsley Village
KETTERING
NN14 1GE**

£425,000



- EXECUTIVE FOUR BEDROOM DETACHED
- SEPARATE RECEPTIONS
- THREE BATHROOMS
- QUIET VILLAGE LOCATION
- GARAGE AND OFF ROAD PARKING

- STUDY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CLOSE TO AMENITIES
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the tranquil village of Mawsley, Kettering, this modern detached house on Loddington Way offers a perfect blend of comfort and convenience. Built in 2003, the property boasts four spacious bedrooms, making it an ideal family home. The layout is thoughtfully designed with separate reception rooms, providing ample space for relaxation and entertainment.

In addition to the generous living areas, the house features a dedicated study, perfect for those who work from home or require a quiet space for reading and reflection. The utility room adds practicality to daily chores, ensuring that the home remains organised and efficient.

The property includes three bathrooms, catering to the needs of a busy household and enhancing the overall convenience of living here. Outside, you will find a garage and off-road parking, making it easy for family and guests to visit.

Situated in a quiet village location, this home is just a stone's throw away from local amenities and picturesque countryside walks, allowing residents to enjoy the best of both rural and suburban living. This delightful property is not just a house; it is a place where memories can be made and cherished for years to come. If you are seeking a modern family home in a peaceful setting, this property is certainly worth considering.

Ground Floor

Entrance Hall

Enter via composite door with obscure inset double glazed window into spacious entrance hall, UPVC obscure double glazed window to front aspect, stairs to first floor landing, engineered wood flooring, coir mat, ceiling smoke alarm, radiator, doors to;

Study

9'8" x 9'4" (2.95 x 2.87)

UPVC double glazed window to front aspect, engineered wood flooring, TV point, radiator.

Dining Room

11'8" x 9'7" (3.58 x 2.94)

UPVC double glazed window to front aspect, engineered wood flooring, radiator.

Lounge

21'4" x 12'10" (6.51 x 3.92)

Enter via wooden double doors, dual aspect. Two UPVC double glazed windows to side aspect, UPVC double glazed French doors with wing windows to rear garden, real chimney breast incorporating multi fuel stove, TV point, engineered wood flooring, two radiators.

Kitchen/Breakfast Room

18'7" max x 11'9" (5.67 max x 3.59)

UPVC French doors into rear garden, high gloss wall and base mounted units with drawers with clever storage features and soft touch closure, rolled top work surface with splash backs, Smeg range cooker with five gas ring hob, stainless steel extractor fan and tiled splash back, integrated dish-washer, integrated fridge, plinth lighting and under-lighters, under stairs storage cupboard, Colonia LVT flooring, chrome wall mounted heated towel rail, radiator, door to utility;

Utility Room

UPVC obscure double glazed half panel door into rear garden, high gloss wall and base mounted units, integrated microwave, roll top work surfaces with splash backs, space/plumbing for washing machine, stainless steel sink with mixer tap over, Colonia LVT flooring.

Downstairs Cloakroom

Ceramic sink with storage under, tiled splash backs, low level W/C, engineered wood flooring, extractor fan, fuse box, radiator.

First Floor

First Floor landing

Loft hatch entrance, airing cupboard, ceiling smoke alarm, radiator, doors to;

Bedroom One

12'0" x 10'3" (3.67 x 3.14)

UPVC double glazed window to front aspect, two double built in wooden wardrobes, TV point, radiator, door to en-suite.

En-Suite to Bedroom One

7'11" x 6'2" (2.42 x 1.89)

Refitted. UPVC double glazed window to front aspect, double shower tiled floor to ceiling with Amazon rainfall shower, ceramic sink with storage under, half tiled splash backs, low level W/C, ceiling spot lights, ceiling extractor fan, chrome wall mounted heated towel rail.

Bedroom Two

12'2" x 9'7" (3.73 x 2.94)

UPVC double glazed window to side aspect, radiator, door to en-suite;

En-Suite to Bedroom Two

5'10" x 4'10" (1.80 x 1.49)

UPVC obscure double glazed window to rear aspect, Quadrant shower tiled floor to ceiling, ceramic sink with storage under, low level W/C, tiled splash backs, ceiling extractor fan, radiator.

Bedroom Three

12'2" max x 11'5" (3.72 max x 3.48)

UPVC double glazed window to front aspect, radiator.

Bedroom Four

9'1" x 7'10" (2.77 x 2.40)

UPVC double glazed window to rear aspect, radiator.

Family Bathroom

7'0" x 5'11" (2.14 x 1.81)

UPVC obscure double glazed window to rear aspect, white suite comprising of panelled bath with shower over, pedestal wash hand basin, low level W/C, tiled splash backs, ceiling spot lights, ceiling extractor fan, chrome wall mounted heated towel rail.

Externally

Front Garden

Storm porch, step to front door, decorative stones to the front, outside light, laid to lawn at the side, established shrubs, bushes and tree.

Rear Garden

Split level, patio steps down into decked area, dwarf brick wall, laid to lawn, decorative stones, outside tap, wooden side gate to driveway and off road parking, fully surrounded by brick wall and wooden panel fencing.

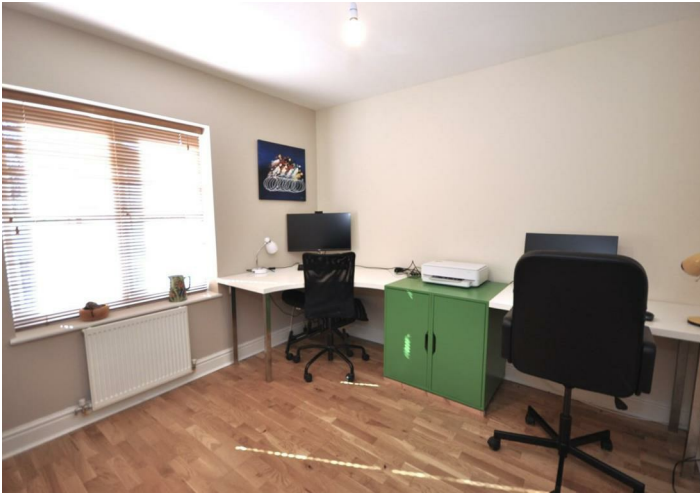
Single Garage

Electric roller shutter door, power and light connected, off parking for two vehicles.

Agents Notes

Local Authority: North Northamptonshire

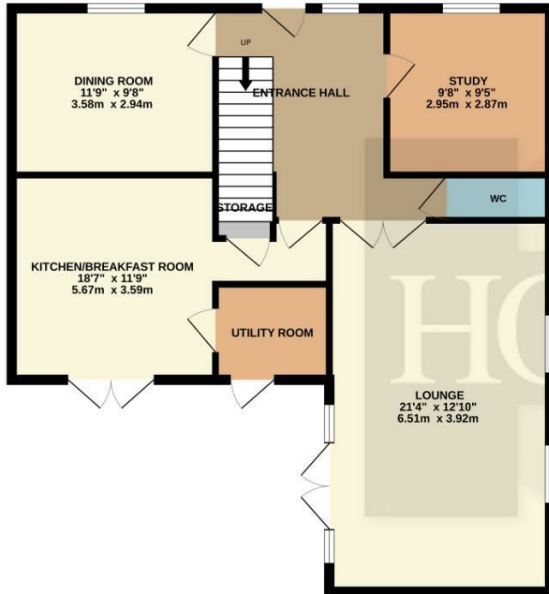
Council Tax Band F



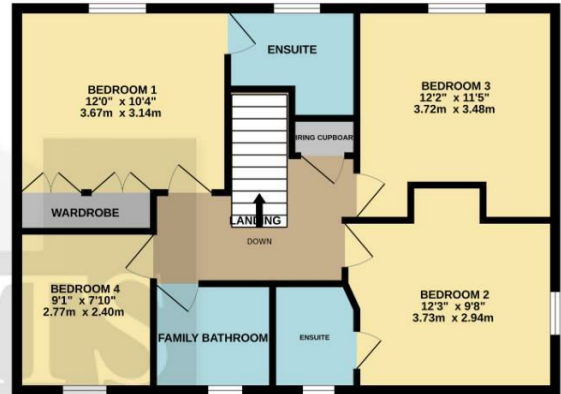




GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.