

**41 Cransley Rise
Mawsley Village
KETTERING
NN14 1TA**

£415,000



- **FOUR BEDROOM DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **DRESSING AREA TO BEDROOM ONE**
- **QUIET VILLAGE LOCATION**
- **GARAGE AND OFF ROAD PARKING**

- **KITCHEN/DINER**
- **UTILITY**
- **REFITTED EN-SUITE TO BEDROOM ONE**
- **SOUTHERLY ASPECT TO REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming Mawsley Village, Cransley Rise presents an exceptional opportunity to acquire a beautifully presented four-bedroom detached house. This delightful property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home is a spacious kitchen/diner, complemented by a separate utility area, ensuring practicality for modern family living.

The residence features four well-proportioned bedrooms, providing ample space for family and guests alike. With two bathrooms, morning routines are made effortless, catering to the needs of a busy household.

One of the standout features of this home is its southerly aspect, which bathes the expansive rear garden in natural light, creating a serene outdoor space for leisure and enjoyment. The garden is ideal for family gatherings, gardening enthusiasts, or simply unwinding in the fresh air.

Situated in a quiet village location, this property offers a peaceful retreat while still being conveniently close to local amenities. Additionally, a garage and off road parking ensures that you and your guests will always have a space to park.

Cransley Rise is not just a house; it is a place where memories can be made. This property is perfect for those seeking a blend of comfort, style, and tranquillity in a picturesque village setting. Do not miss the chance to make this wonderful home your own.

Ground Floor

Entrance Hall

Enter via composite door with obscure inset windows, stairs to first floor landing, under stairs clever storage drawers, further storage cupboard, wooden laminate flooring, ceiling coving, radiator, doors to;

Lounge

21'7" x 10'3" (6.59 x 3.13)

Dual Aspect. UPVC double glazed French doors into rear garden, UPVC double glazed window to front aspect, feature gas fire with marble hearth, plinth and composite surround with mantle, TV point, telephone point, ceiling coving, wooden laminate flooring, two radiators.

Dining Room

10'11" x 9'8" (3.34 x 2.95)

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

Kitchen/Diner

19'4" x 9'7" (5.91 x 2.93)

Triple aspect. UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, UPVC French doors into rear garden, modern shaker style wall and base mounted unit with drawers, Zanussi integrated double oven with gas hob and extractor hood over, roll top work surfaces, tiled splash backs, space/plumbing for dish-washer, space for fridge freezer, stainless steel sink and drainer with mixer tap over, tiled flooring, wooden laminate flooring, radiator, door to utility;

Utility

6'4" x 4'11" (1.95 x 1.51)

UPVC double glazed window to rear, space/plumbing for washing machine, space/plumbing for tumble dryer, tiled splash backs, roll top work surface, tiled flooring, storage shelving, extractor fan, radiator.

Downstairs Cloakroom

Ceramic sink with storage under, low level W/C, tiled splash backs, wooden laminate flooring, radiator.

First Floor

First Floor Landing

Loft hatch entrance, part boarded, Envirovent, airing cupboard, doors to;

Bedroom One

9'9" x 8'6" (2.99 x 2.61)

UPVC double glazed window to rear aspect, TV point, arch way into dressing area, radiator.

Dressing Area

10'9" x 9'9" (3.29 x 2.99)

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

En-Suite To Bedroom One

6'2" x 4'11" (1.88 x 1.52)

Refitted. Double shower with Amazon rainfall head alongside hand held shower attachment, Aqua panelling floor to ceiling, ceramic sink with storage under, low level W/C, Aqua panel splash backs, tiled flooring, extractor fan, graphite wall mounted heated towel rail.

Bedroom Two

10'8" x 13'1" (3.26 x 4.0)

UPVC double glazed window to front aspect, radiator.

Bedroom Three

10'5" x 9'4" (3.2 x 2.85)

UPVC double glazed window to front aspect, radiator.

Bedroom Four

11'11" x 6'7" (3.65 x 2.02)

UPVC double glazed window to rear aspect, wood effect laminate flooring, radiator.

Family Bathroom

6'6" x 6'2" (2.0 x 1.90)

UPVC obscure double glazed window to rear aspect, white suite comprising panel bath with hand held shower attachment over, ceramic sink with storage under, low level W/C, tiled splash backs, electric shaving point, extractor fan, tiled flooring, radiator.

Externally

Front Garden

Storm porch, path leading to side gate, outside light, decorative stones.

Rear Garden

Southerly aspect, laid to lawn, large decked area, raised borders, established shrubs and tree, decorative stones, two water butts, side storage area, external lighting, path to side gate leading to front aspect, side door into garage, outside tap, fully surrounded by wooden panel fencing.

Single Garage

Up and over door, power and light connected, off road parking.

Agents Notes

ocal Authority: North Northamptonshire Council

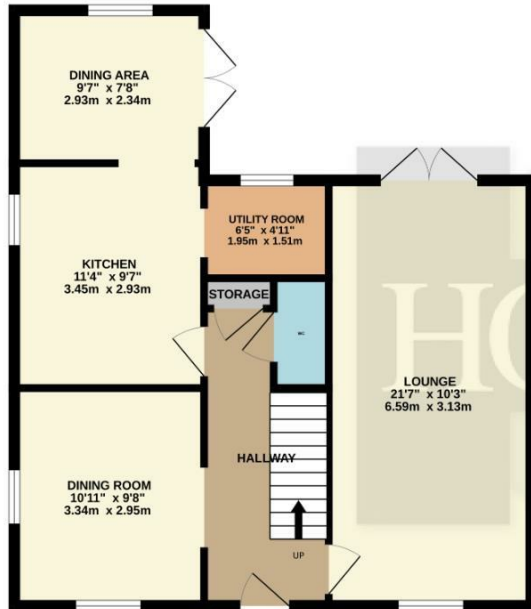
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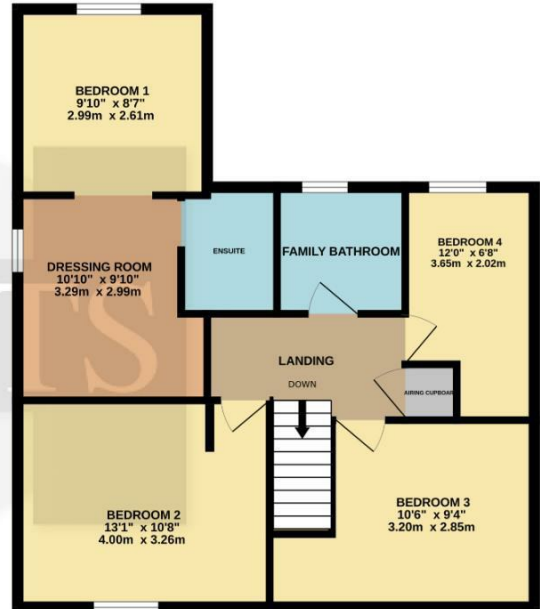




GROUND FLOOR



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	73	84
(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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