

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

**Guide Price £335,000**



- **THREE STOREY SEMI-DETACHED**
- **THREE BATHROOMS**
- **DUAL ASPECT LOUNGE**
- **QUIET VILLAGE LOCATION**
- **GARAGE WITH OFF ROAD PARKING**

- **FOUR DOUBLE BEDROOMS**
- **MODERN KITCHEN/DINER**
- **FLEXIBLE FAMILY FRIENDLY LIVING**
- **SOUTH EASTERLY REAR GARDEN**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming Mawsley Village, Cransley Rise presents an exceptional opportunity to acquire a modern semi-detached house, built in 2004. This delightful property boasts four generously sized double bedrooms, making it ideal for families or those seeking extra space. With three well-appointed bathrooms, morning routines will be a breeze, ensuring comfort and convenience for all residents.

The ground floor offers exciting potential for an annex, providing flexibility for multi-generational living or the perfect space for guests. The layout is thoughtfully designed to maximise both privacy and communal living, making it a wonderful home for entertaining or relaxing.

Set in a tranquil village location, this property is surrounded by picturesque countryside walks, allowing residents to enjoy the beauty of nature right on their doorstep. Despite its peaceful setting, Cransley Rise is conveniently close to local village amenities, ensuring that daily necessities are easily accessible.

Parking is a significant advantage, with space for up to three vehicles, along with a garage for additional storage or secure parking. This semi-detached house combines modern living with the charm of village life, making it a perfect choice for those looking to settle in a serene yet connected community. Don't miss the chance to make this lovely property your new home.

## **Ground Floor**

### **Entrance Hall**

Enter via half panel obscure double glazed door with obscure wing windows, stairs leading to first floor landing, wooden laminate flooring, ceiling smoke alarm, radiator, doors to;

### **Bedroom Two**

13'5" x 10'2" (4.11 x 3.12)

Dual aspect. Double glazed window to front aspect, double glazed window to side aspect, Amtico flooring, ceiling coving, TV point, telephone point, radiator, doors to;

### **En-Suite to Bedroom Two**

5'6" x 5'1" (1.69 x 1.55)

Obscure double glazed window to rear aspect, shower tiled floor to ceiling, pedestal wash hand basin with vanity unit under and closed coupled W/C, tiled splash backs, extractor fan, tiled flooring, chrome wall mounted towel rail.

### **Dressing Room**

5'6" x 4'9" (1.69 x 1.47)

Double glazed window to rear aspect, Amitco flooring.

### **Utility**

2.04m x 1.82m (6' 8" x 6') Double glazed half panel door with wing window to rear garden, wooden wall and base mounted units, roll top work surfaces, tiled splash backs, space/plumbing for washing machine, space/plumbing for tumble dryer, extractor fan, tiled flooring, radiator.

### **Downstairs Cloakroom**

Obscure double glazed window to side aspect, pedestal wash hand basin with close coupled W/C, tiled splash backs, radiator.

## **First Floor**

## **First Floor landing**

Double glazed window to rear aspect, stairs leading to second floor landing, ceiling smoke alarm, ceiling coving, radiator, doors to;

## **Lounge**

19'5" x 10'9" (5.94 x 3.28)

Dual aspect. Double glazed window to front, double glazed window to rear, feature electric fire and surround, TV point, telephone point, ceiling coving, two ceiling roses, two radiators.

## **Kitchen/Diner**

19'5" x 10'2" (5.93 x 3.11)

Triple aspect. Double glazed window to front, double glazed window to rear, double glazed window to side, modern wall and base mounted units with drawers, integrated fridge and freezer, integrated dishwasher, integrated stainless steel oven and gas hob with extractor hood over, roll top work surfaces, tiled splash backs, double bowl stainless steel sink with mixer tap over, ceiling coving, tiled flooring, two radiators.

## **Study**

6'0" x 5'6" (1.85 x 1.69)

Double glazed window to front aspect, under stair storage cupboard, ceiling coving, wooden laminate flooring, radiator.

## **Second Floor**

### **Second floor Landing**

Double glazed window to front aspect, airing cupboard, ceiling smoke alarm, radiator, doors to;

### **Bedroom One**

13'5" x 10'4" (4.09 x 3.17)

Dual aspect. Double glazed window to front aspect, double glazed window to side aspect, ceiling coving, TV point, ceiling spot lights, radiator, doors to en-suite and dressing room.

### **En-Suite to Bedroom One**

5'9" x 5'2" (1.77 x 1.59)

Obscure double glazed window to rear aspect, shower cubicle tiled floor to ceiling, pedestal wash hand basin with vanity unit under and close coupled W/C, tiled splash backs, electric shaving point, extractor fan, tiled effect flooring, radiator.

### **Dressing Room**

4'11" x 5'6" (1.51 x 1.70)

Double glazed window to rear aspect, radiator.

### **Bedroom Three**

11'1" x 10'10" (3.39 x 3.31)

Double glazed window to front aspect, ceiling spot lights, radiator.

### **Bedroom Four**

10'4" x 8'0" (3.15 x 2.44)

Double glazed window to rear aspect, loft hatch entrance, radiator.

**Family Bathroom**

6'8" x 6'0" (2.05 x 1.84)

Obscure double glazed window to rear aspect, white suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin with vanity unit under and close coupled W/C, tiled splash backs, electric shaving point, extractor fan, tiled effect flooring, radiator.

**Front Garden**

Path leading to entrance porch, laid to lawn, established shrubs, bushes and blossom tree, security light.

**Rear Garden**

Laid to lawn, decked area, established plants, shrubs, bushes and trees, decorative stones, storage area, outside tap, security light, gated driveway, fully surrounded by wooden panel fencing.

**Garage**

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

**Agents Notes**

Local Authority: North Northamptonshire Council

Council Tax Band - E

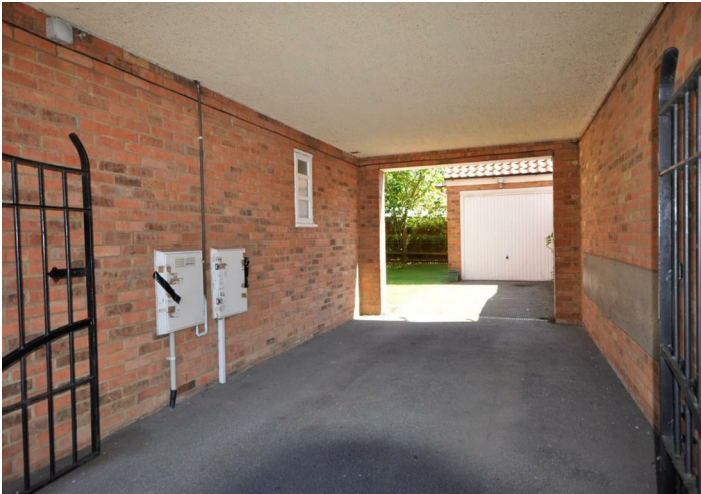
















Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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