



31 Cransley Rise
Mawsley, NN14 1TA



Simpson & Partners

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Located in the heart of the charming village of Mawsley, is this exquisite four bedroom home that presents an incredible opportunity for those in search of village living with a touch of luxury. This property offers the convenience of off-road parking alongside a single garage.

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About the Property

Located on the outskirts of the charming village of Mawsley, is this exquisite four bedroom home that presents an incredible opportunity for those in search of village living with a touch of luxury. This property offers the convenience of off-road parking alongside a single garage.

As you step inside, you are immediately greeted by the warmth of the gas radiator central heating and the bright ambiance provided by the comprehensive double glazing. The heart of this residence is undoubtedly the expansive 19' kitchen/dining room, which is superbly appointed with built-in appliances that cater to every culinary need. The space is flooded with natural light by way of elegant French doors, which lead out onto the manicured rear garden, creating an ideal setting for entertaining or simply enjoying a peaceful family meal.

The luxury extends into the 21' living room, a generously sized and a welcoming space that also benefits from French doors opening to the rear garden, seamlessly blending indoor comfort with the beauty of the outdoors. This creates an open, airy feel that is perfect for both relaxing and hosting guests.

Upstairs, the main bedroom is a true sanctuary, featuring a bespoke dressing room designed to accommodate an extensive wardrobe, and provides access to a sumptuously fitted en-suite shower room. Here, modern fixtures meet exquisite finishes to provide a spa like experience in the comfort of your own home.

The remaining bedrooms share access to a stylish three piece family bathroom, ensuring that both family members and guests are catered for with elegance and ease.

Complementing the beautifully maintained interior are the front and rear gardens, each designed with a blend of aesthetic appeal, offering a serene retreat or a blank canvas for the green-thumbed enthusiast.

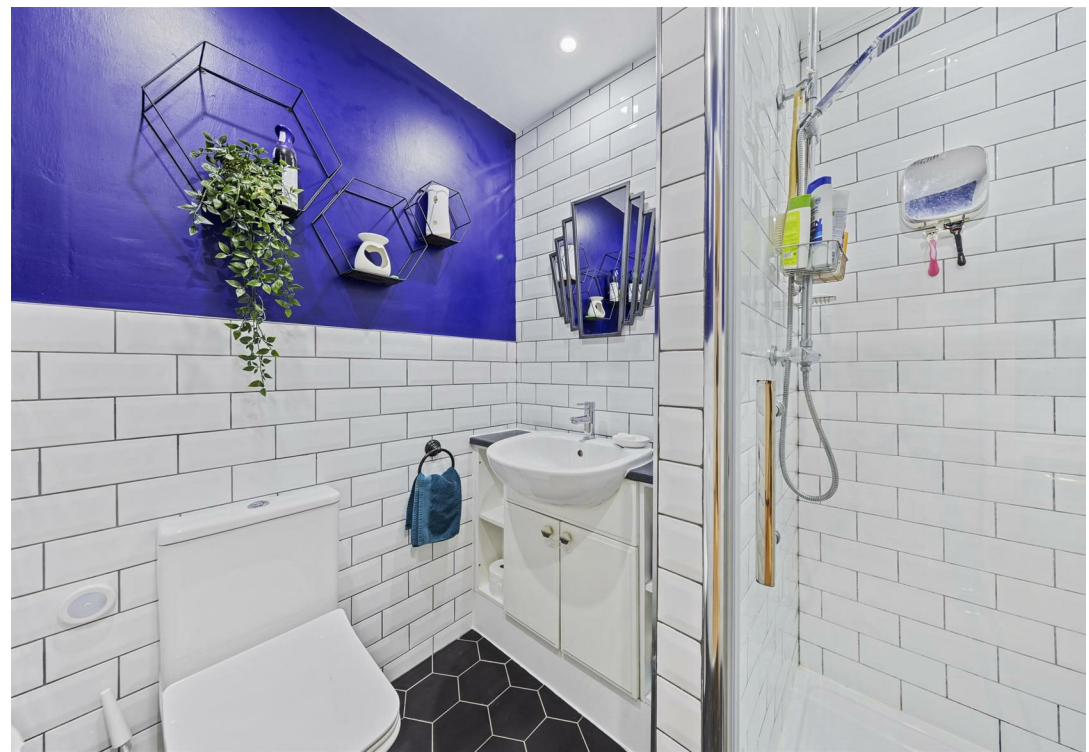
This property is a rare gem, combining the peace of village life with luxurious living, making it an ideal abode for those seeking comfort, convenience, and a touch of sophistication.

Offers In Excess Of £370,000



Entrance Hall
Downstairs WC:
Kitchen/Dining Room:
Utility Room:
Living Room:
Study/Play Room:
First Floor Landing:
Bedroom 1:
Dressing Room:
En-Suite Shower Room:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bathroom:
Front Garden:
Garage:
Rear Garden:







Landscaped Enclosed Rear Garden







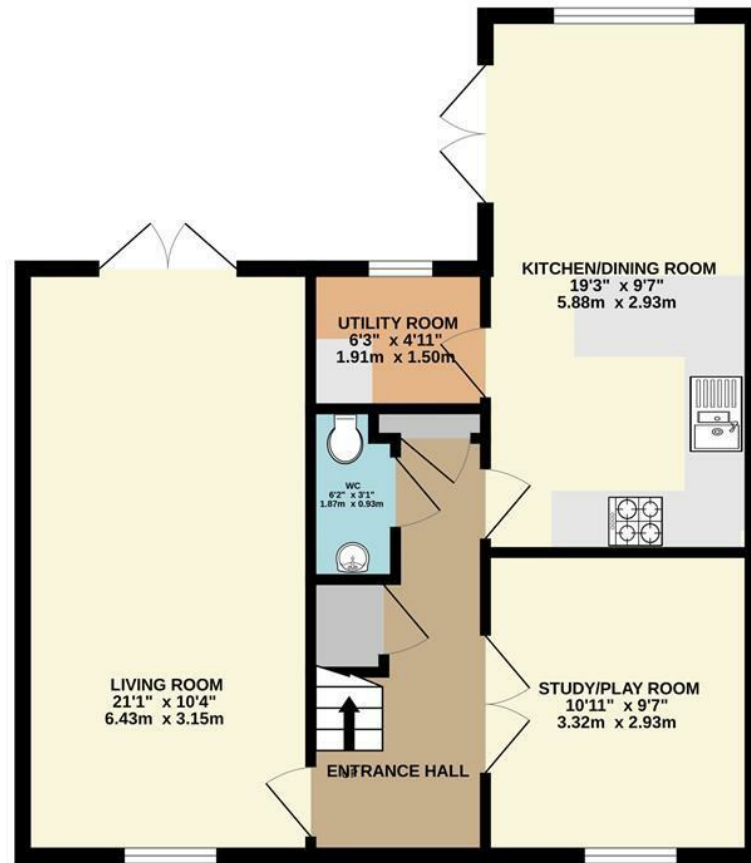
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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 	

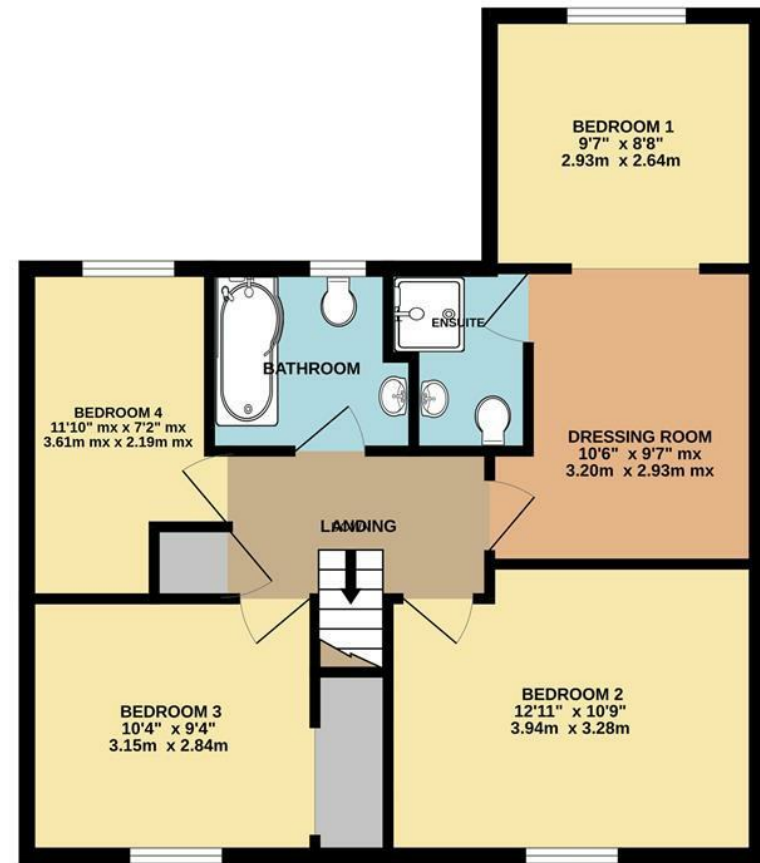


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GROUND FLOOR



1ST FLOOR



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