

5 School Road  
Mawsley  
NN14 1SN

Offers over £425,000



OSCAR JAMES

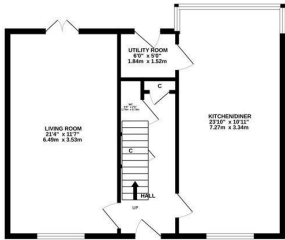
...expect excellence



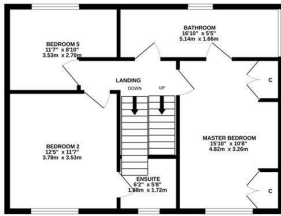
# FLOOR PLANS



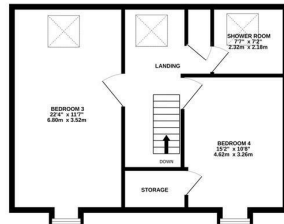
GROUND FLOOR  
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR  
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 sq.m.) approx.

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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## AT A GLANCE...



Large lounge



Open plan kitchen diner



Five double bedrooms



Three bathrooms and ground floor WC



Front and rear gardens



Double garage with off road parking for plenty of vehicles



## WHAT'S GREAT?

\*\*\*\* CHECK OUT OUR VIDEO TOUR\*\*\*\* Occupying a substantial plot, Oscar James are proud to represent the owners of this impressive FIVE double bedroom, three storey property situated in the popular location of Mawsley.

This property will make a fantastic home for someone new given its size, condition and location, being close to local amenities including schools & shops and being just a short drive away from the A43 and A14.

The vast accommodation spanning over three floors consists of a light and airy entrance hallway, a large dual aspect lounge with patio doors leading to the rear garden. The kitchen/diner is a lovely bright & open plan. Complete with both base and eye level units integrated appliances, wooden counter tops and a double Belfast sink. The kitchen gives access to the utility room which in turn leads to the rear garden. Lastly, a WC completes the ground floor.

Upstairs there are three double bedrooms, one of which is the master suite which benefits from fitted wardrobes and access to the 'Jack & Jill' family bathroom which is show stopping. The

bathroom enjoys a four piece suite with double shower and free standing double ended bath. Bedroom two also boasts ensuite shower room facilities.

On the second floor expect to find two more generous bedrooms and another shower room. There is also a versatile landing space currently being used by the existing owners as a study area.

Outside the plot is generous with parking for approximately six vehicles to the rear in addition to the DETACHED DOUBLE GARAGE which has both power and lighting. The garden is beautifully presented and is the perfect space for outdoor entertaining and dining with a large patio and lawn area and shrub borders and gated access to the side. To the front you will also find an additional garden!

Presented in excellent order throughout, internal viewing is a must to truly appreciate this home!

Call sole selling agents Oscar James to book your viewing!

...expect excellence





# SELLER'S SECRET

This has been a fantastic home for us, we have many happy memories here. We hope that the next owners are as happy here as we have been!



## Why we like it....

A great home offering fantastic space and situated in a highly desirable location. Call Oscar James today to book your viewing to avoid missing out!

# OSCAR JAMES

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To buy or not to buy....

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