



Old Gorse Way, Mawsley **Freehold** £375,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  3  C  E

- Substantial Three Bedroom House
- Garage & Driveway
- Two Ensuites & Family Bathroom
- Conservatory
- Utility Room

Simply Stunning! This substantial three bedroom home occupies a fantastic position within the village and is offered to the market in superb order throughout. Highlights include; two en-suites, a family bathroom, a study, a conservatory, oak doors and an impressive oak banister. Viewing advised.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

CLAOKROOM

Suite comprising a wash hand basin and WC. Under stairs storage cupboard. Window to side aspect.

LOUNGE 12' max x 17'7 (3.65m x 5.35m)

Window to front aspect. Double doors opening to the kitchen / dining room.

STUDY 8'9 x 9'3 (2.66m x 2.81m)

Window to front aspect.

KITCHEN / DINING ROOM 20'2 x 10'11 (6.14m x 3.32m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Integrated double oven. Inset hob with cooker hood over. Wine cooler. Space for fridge / freezer. Vertical wall mounted radiators. Bi - folding doors opening to the conservatory. Window to rear aspect. Door to utility room.

UTILITY ROOM 5'1 x 8'8 (1.54m x 2.64m)

Fitted with units to base and wall. Plumbing and space for washing machine and dishwasher. One and a half bowl sink and drainer unit. Central heating boiler. Door to rear aspect.

CONSERVATORY 13'9 x 9'7 (4.19m x 2.92m)

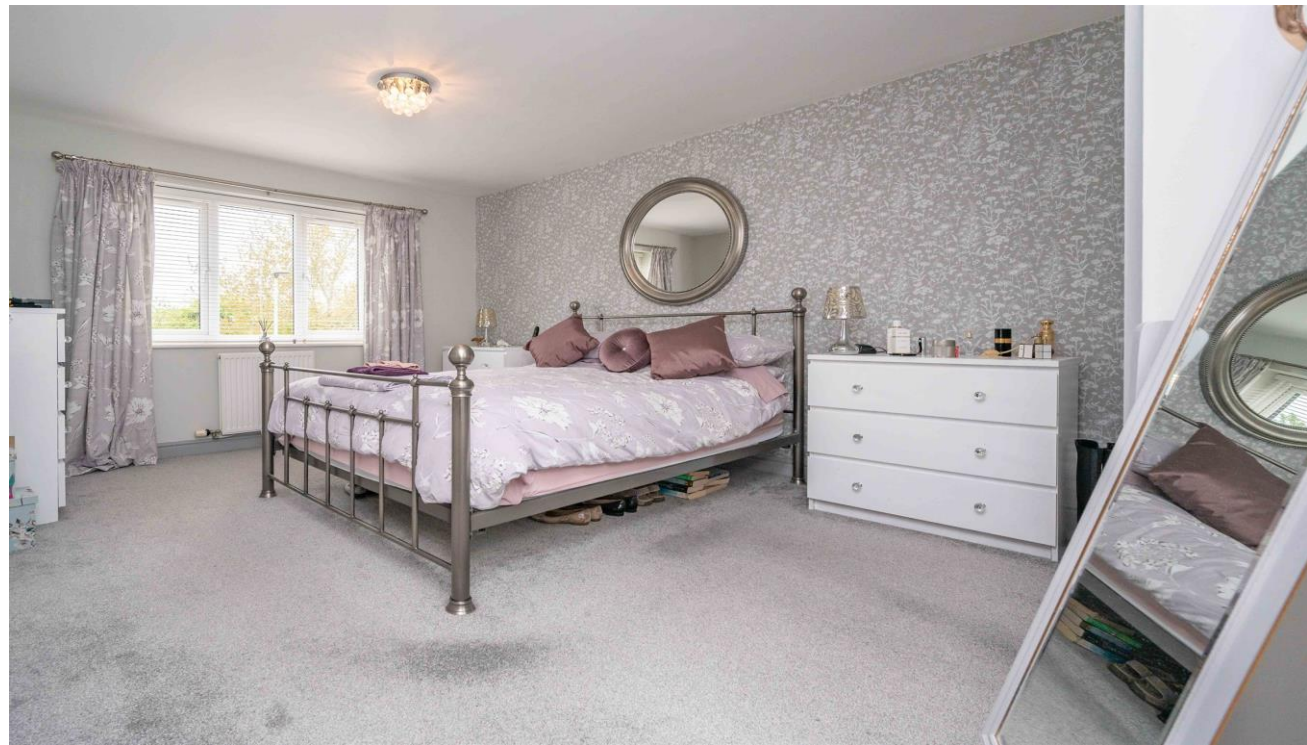
Of brick and Upvc construction with multi aspect windows. French style doors opening to the rear garden.

FIRST FLOOR LANDING

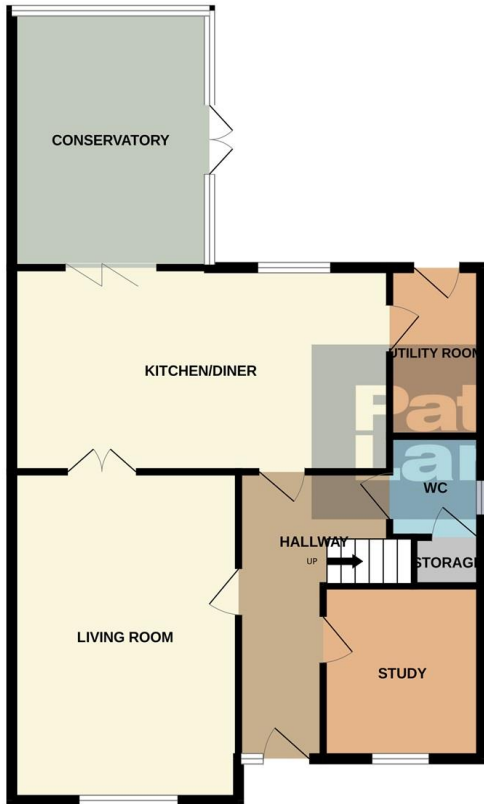
Doors to bedrooms and bathroom. Storage cupboard.

BEDROOM ONE 12'6 x 10'9 (3.81m x 3.27m)

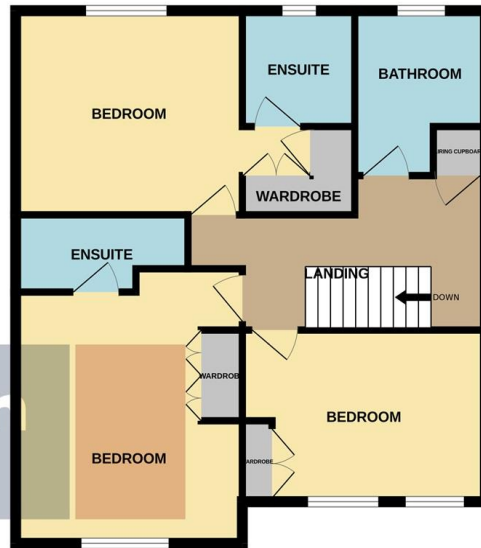
Window to rear aspect. Fitted wardrobes. Door to en suite.



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.3 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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EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC. Frosted window to rear aspect.

BEDROOM TWO 14'11 max x 14'11 max (4.54m x 4.54m)
Window to front aspect. Fitted wardrobes. Door to en suite.

EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC.

BEDROOM THREE 9'3 x 13'3 max (2.81m x 4.03m)
Windows to front aspect.

BATHROOM

Suite comprising a shower enclosure, a panelled bath, wash hand basin and WC. Heated chrome towel radiator. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Enclosed by iron fencing the garden is fully stocked with plants and shrubs and laid to decorative stone.

GARAGE & DRIVEWAY

Driveway leading to a garage with up and over door. Personnel door to the rear garden.

REAR GARDEN

A Beautifully presented garden with a paved seating area and a laid to lawn with fully stocked and established planted borders. Side gate access to the front of the property.

To view this property call Pattison Lane on:
01536 524425

Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 524425

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