



Hares Run, Mawsley **Freehold** £500,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Executive Detached Home
- Open Plan Kitchen/Snug/Dining Space
- Four Bedrooms (Two with En Suite)
- Beautifully Presented Throughout
- Spacious Rear Garden with Views

This beautiful detached home is located in a cul de sac position in the popular Mawsley Village. Offering four bedrooms (two with en suite) and an open plan kitchen/snug/dining space. Outside is a rear garden providing open views to the rear and to the front is a driveway and double garage.

Entrance hall

Reached via main front door. Stairs rising to first floor landing. Wall mounted radiator. Travertine tiled flooring.

Cloakroom

Suite comprising low level WC and wash hand basin. Wall mounted radiator. Travertine tiled flooring.

Lounge 11'10 x 23'6 (3.60m x 7.16m)

French doors with side screen windows opening to the garden. Window to front aspect. Two wall mounted radiators.



Study 13' x 9'4 (3.96m x 2.84m)
Window to front aspect. Radiator.

Kitchen area 12' x 10'4 (3.65m x 3.14m)
Fitted with a range of modern units to wall and base incorporating and island unit with wooden work surfaces. Double oven, gas hob with chimney style cooker hood over. One and a half bowl single drainer sink unit with mixer tap over. Integrated dishwasher. Wall mounted radiator. Window to rear aspect.

Utility Space
Fitted units to base with work surface over. Single drainer sink unit. Plumbing and space for automatic washing machine. Space for fridge/freezer. Door to side aspect.

Snug 13'7 x 9'3 (4.14m x 2.82m)
Open plan to the kitchen and dining space. A seating area with wall mounted radiator.

Dining space 12'2 x 9'1 (3.70m x 2.76m)
Windows to three sides providing views to the rear. Door giving access to rear garden. Further skylight windows and inset spotlighting. Wall mounted radiator.

First Floor Landing
Airing cupboard. Access to loft space with loft ladder.

Bedroom One 12'1 x 14' including wardrobes
(3.68m x 4.26m)
Window to front aspect. Fitted wardrobes. Wall mounted radiator. Door to:

En Suite
Comprising shower enclosure, vanity mounted wash hand basin and low level WC. Towel rail style radiator. Complementary ceramic tiling. Extractor. Window to front aspect.

Bedroom Two 10'4 x 13'4 (3.14m x 4.06m)
Window to front aspect. Wall mounted radiator.



GROUND FLOOR

1ST FLOOR



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En Suite

Comprising shower enclosure, vanity mounted wash hand basin and low level WC. Towel rail style radiator. Extractor.

Bedroom Three 10'5 plus recess x 10' (3.17m x 3.04m)
Window overlooking rear garden. Wall mounted radiator.

Bedroom Four 10'9 x 8'7 max (3.27m x 2.61m)
Window to rear aspect. Wall mounted radiator.

Family Bathroom

Suite comprising Jacuzzi style panel bath with mixer tap shower attachment, pedestal wash hand basin and low level WC. Towel rail style radiator. Extractor Window to rear aspect.

Outside

Front Garden

Decorative slate area hedgerow with pathway to front door.

Driveway and Double Garage

Driveway providing parking to the front of the double garage with two up and over doors. Gated access to rear garden.

Rear Garden

A spacious rear garden with lawn, flower and shrub borders, further decking area providing seating entertaining space. The garden provides views over fields.

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 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

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