



Long Breech, Mawsley **Freehold** £475,000

**Pattison  
Lane**

# Key Features

 5  3  C  F

- Five Bedroom Detached House
- Double Garage & Driveway
- Study
- Utility Room
- Downstairs WC

This five bedroom detached home has been thoughtfully remodelled and extended by the current owners creating an impressive family home which is now offered for in fantastic order throughout. Viewing advised.



#### ENTRANCE HALL

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

#### CLOAKROOM

Suite comprising a wash hand basin and WC.

#### LOUNGE 16'3 x 11'4 (4.95m x 3.45m)

French style doors opening to the rear garden. Double doors into the study.

#### STUDY 11'4 x 8'7 (3.45m x 2.61m)

Window to front aspect.

#### KITCHEN / DINING ROOM 15'7 x 14'1 max (L shape room) (4.74m x 4.29m)

Fitted with a range of units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and a half bowl sink and drainer unit with mixer tap over. Windows to rear aspect. Door to utility room.

#### UTILITY ROOM 9'4 x 7' max (2.84m x 2.13m)

Fitted with units to base and wall with work surfaces over and splashback surrounds. Double sink unit with mixer tap over. Plumbing and space for washing machine. Space for tumble dryer. Window to front aspect.

#### FAMILY ROOM 16'3 x 10'4 (4.95m x 3.14m)

Window to front aspect. Skylight windows. French style doors opening to the rear garden. Log burning stove.

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Airing cupboard. Stairs rising to second floor landing.

#### BEDROOM ONE 13'9 x 11'4 (4.19m x 3.45m)

Window to front aspect. Dressing room with fitted wardrobes.

#### EN SUITE

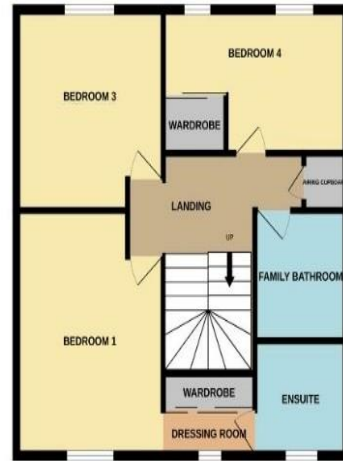
Suite comprising a large shower enclosure with rainfall shower, wash hand basin and WC. Shaver point. Heated towel radiator. Frosted window to front aspect.



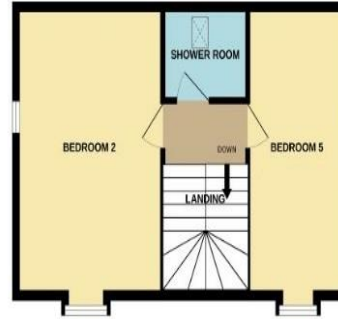
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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**BEDROOM THREE** 11'4 x 11'3 max (3.45m x 3.42m)  
Window to rear aspect.

**BEDROOM FOUR** 14'4 x 8'2 max (4.36m x 2.48m)  
Windows to rear aspect. Fitted wardrobe.

#### FAMILY BATHROOM

Suite comprising a P shaped bath with shower screen and shower over, wash hand basin and WC. Shaver point.

#### SECOND FLOOR LANDING

Doors to bedrooms and shower room.

**BEDROOM TWO** 13'5 plus bay x 11'6 (4.08m x 3.50m)  
Dormer style window to front aspect. Window to side aspect.

**BEDROOM FIVE** 13'5 plus bay x 7'6 (4.08m x 2.28m)  
Dormer style window to front aspect. Window to side aspect.

#### SHOWER ROOM

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

#### OUTSIDE

##### FRONT GARDEN

##### DOUBLE GARAGE AND DRIVEWAY

To the rear of the property.

##### REAR GARDEN

Enclosed garden with laid to lawn and a raised decked seating area. Gated access to double garage and driveway.

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?



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

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