



Rose Hill Way, Mawsley **Freehold** £420,000

**Pattison
Lane**

Key Features

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- Four Bedroom Detached House
- En Suite to Master Bedroom
- Downstairs WC
- Substantial Driveway
- Double Garage

Nestled in the tranquil village of Mawsley a beautifully presented four-bedroom detached home on Rose Hill Way offers the ideal family haven. Greeted via the spacious entrance hall the property offers a separate lounge and dining room, perfect for entertaining.

The contemporary kitchen, complete with a utility room, and a convenient downstairs WC cater to everyday needs.

Upstairs, four generous bedrooms, three of which are double in size. The master bedroom boasts an en-suite and a well-appointed family bathroom.

Outside, enjoy a private, enclosed garden featuring a patio for al fresco dining and a raised lawn area. Further benefits include a double



garage and private driveway, with potential for gated access, offer both convenience and security.

Situated in a quiet village location this property is a stone throw away from local amenities and charming countryside walks.

Exceptional family home with NO CHAIN - Early viewings are highly recommended.

ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Under stairs storage cupboard. Window to front aspect.

CLOAKROOM

Suite comprising a wash hand basin and WC.

LOUNGE 11'2 x 19'9 (3.40m x 6.01m)

Window to front aspect. Double doors opening to the rear garden.

DINING ROOM 9'1 x 10'2 (2.76m x 3.09m)

Window to front aspect.

KITCHEN 9'4 x 11'6 max (2.84m x 3.50m)

Fitted with units to base and wall with contrasting work surfaces over and rising upstands. Sink unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Integrated dishwasher. Window to side aspect.

UTILITY ROOM 6'9 x 5'2 (2.05m x 1.57m)

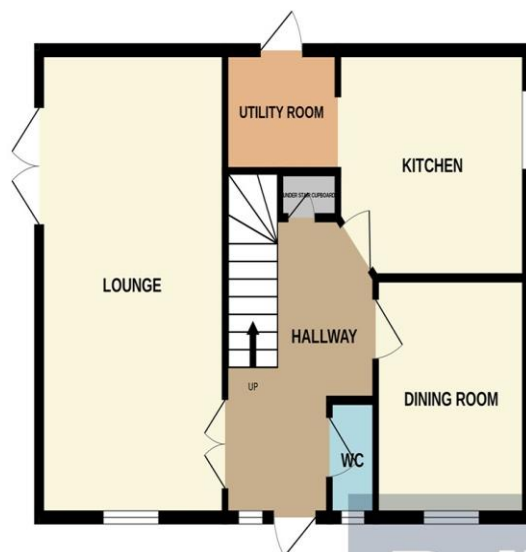
Units to base with work surfaces over and rising upstands. Wall mounted boiler. Sink unit. Door to rear aspect.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Storage cupboard.



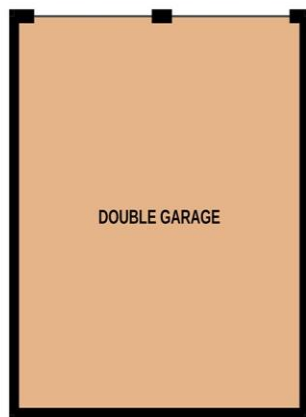
GROUND FLOOR



1ST FLOOR



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BEDROOM ONE 9'11 plus wardrobes x 11'4 (3.02m x 3.45m)

Window to side aspect. Door to ensuite.

EN SUITE

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

BEDROOM TWO 9'9 x 11'7 (2.97m x 3.53m)

Window to side aspect.

BEDROOM THREE 9'10 x 8'1 (2.99m x 2.46m)

Window to front aspect.

BEDROOM FOUR 7'6 x 10' max (2.28m x 3.04m)

Window to front aspect.

BATHROOM

Suite comprising a panelled bath with shower over, wash hand basin and WC. Window to front aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Large frontage providing off road parking for multiple cars.

DOUBLE GARAGE 17'5 x 16'10 (5.30m x 5.13m)

To the front of the property.

REAR GARDEN

Enclosed garden with a paved patio, laid to decorative pebbles and laid to lawn.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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

 01536 524425

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

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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