

Mandaley Main Street  
Laxton Village  
NN17 3AT

£650,000



OSCAR JAMES

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# WHAT'S GREAT?

This exceptional home, named 'Mandaley' sits right within the heart of the beautiful village of Laxton, a charming village laying within the Northamptonshire countryside which is incredibly well-connected with transport links, surrounded by woodland, with the nearby Wakerley Wood and Fineshade wood which are excellent spots for a walk.

This wonderful property has been completely transformed by the current owners- renovated throughout and finished to a high standard. The property has been modernised throughout and tastefully finished to create a truly special place to live.

With extension works and, and walls being replaced the floorplan has been completely reconfigured, to make for a house with an excellent flow and great use of available space.

The open-plan kitchen-diner-family room is a real standout space and is the perfect hub for this home. The kitchen has been finished to an excellent standard, offering a range of built in appliances and plentiful storage options, the central island creates a perfect divider and provides additional seating space. The room flows through seamlessly and is an excellent

space for entertaining. The bifolding doors help create a real synergy from outside to in, with views over looking the beautiful rear garden, with plenty of green pleasing the eye!

The ground floor is complete with, family bathroom, two bedrooms, a living room and snug reception room to the front. There is also a utility room of from the kitchen, as well as ample storage options throughout. There is stairs leading up to a sizeable 1st floor bedroom, with further loft space offering great potential.

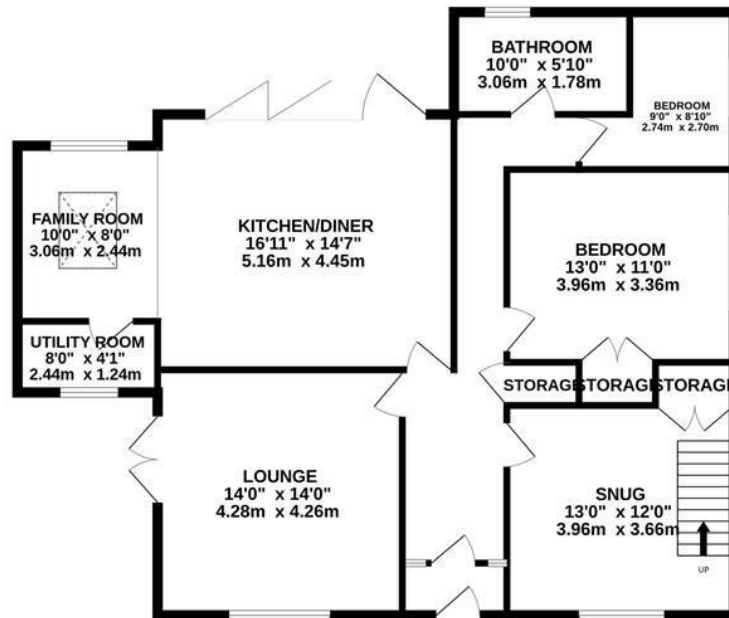
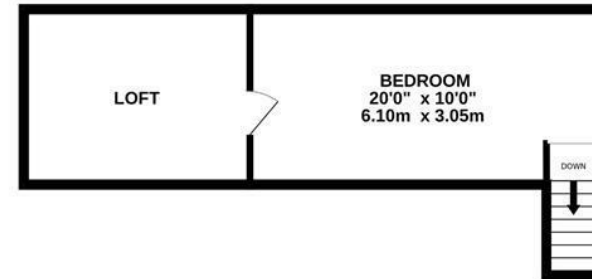
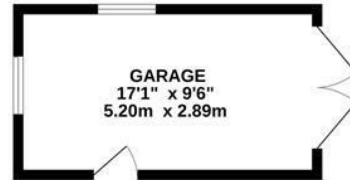
The property sits on a prominent plot within the village and gives garden space all around. There is plentiful parking options at the front, side, and rear of the plot, with also a detached garage laying just behind the property. The rear garden is an incredible space, it offers a high degree of privacy and plenty of space, with stables and access at the rear.

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# Floor Plan

GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 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...



Light and airy lounge, with double door external access



Stunning open-plan kitchen/diner/family room, finished to an excellent spec.



Three bedrooms, as well as additional snug room



Refitted family bathroom which has been modernised with both bathtub and separate shower



Beautiful gardens surrounding the property, with stables to the rear



Plentiful off road parking, to the front, side and rear









# SELLER'S SECRET

Having Wakerley woods just down the lane is great for dog walks, and Fineshade wood too! We spend a lot of our time in the open kitchen-family room and it's great for guests too. We will be sure to miss the garden, it's a truly great space and so private too!



*Why we like it....*

WOW! This is a truly MUST SEE property. The plot and gardens will amaze you and if not; then the inside certainly will. A truly wonderful home finished to a great standard having been thoroughly modernised and completely reconfigured and transformed by the current owners!

*To buy or not to buy....*

## OSCAR JAMES

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