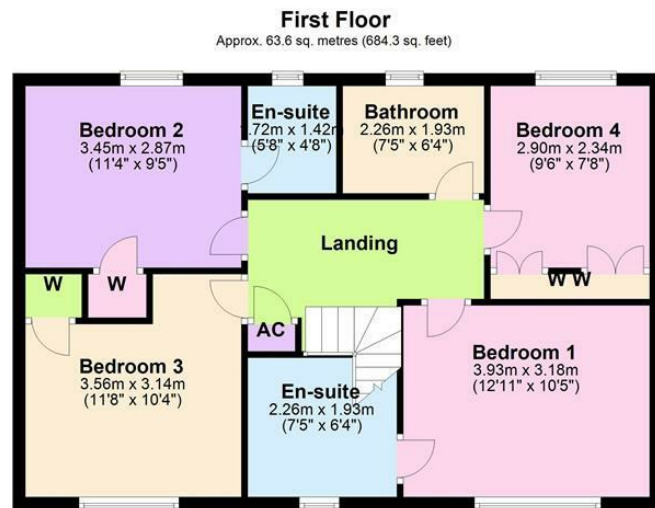
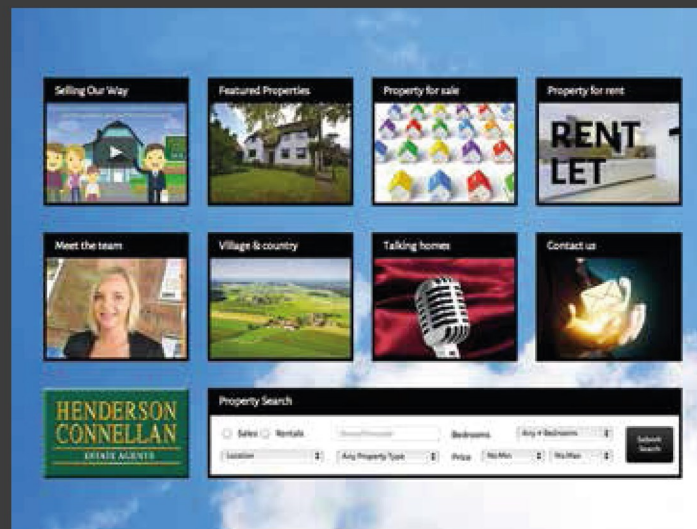


Floorplans and Measurements

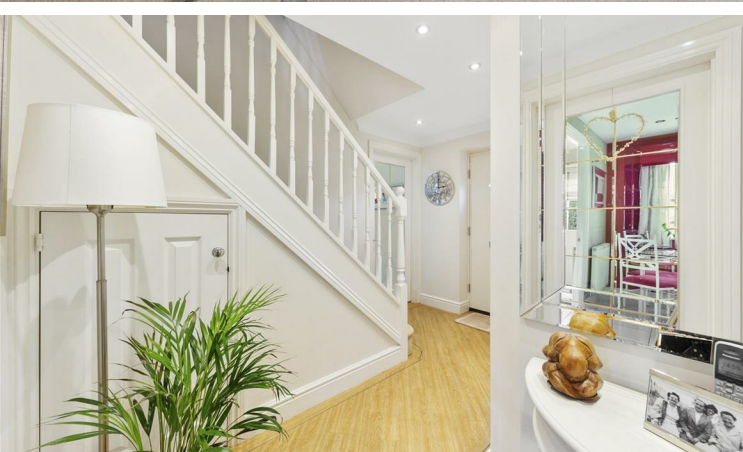


Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



A Whole New Way of Life

15-16 Market Place, Kettering, Northamptonshire NN16 0AJ
 Sales (01536) 417888
 email: ketteringsales@hendersonconnellan.co.uk
 Lettings and Property Management (01536) 416555
 email: bestlets@hendersonconnellan.co.uk



34, Hawthorn Avenue,
Mawsley, NN14 1TH

£425,000



Village

Mawsley is an ever-popular village situated just a few miles from Kettering off the A43 to Northampton. The village boasts many weekly activities such as Taekwondo for all ages, pub quiz, rounders, a football and cricket team, gardening and wildlife club, women institute, baby and toddler group to name but a few. Other benefits include a primary school, dentists, doctors, Indian restaurant and village shops.



"A Whole new Way of life"

Awaits in this exceptional stone detached family home occupying a very impressive plot situated on the periphery of this most desirable village. Mawsley offers a village store, Restaurant, Primary school, Doctors, Dentist and lovely country walks, Northampton, Kettering and Wellingborough are all within easy reach. Formerly a show home, the high specification interior benefits from gas central heating, sealed unit double glazed windows and security alarm system to include an entrance hall, guest cloakroom, a palatial living room with contemporary fireplace and living flame gas fire, formal dining room and a free flowing kitchen/breakfast room with select integrated appliances and adjoining utility room. Upstairs the bathroom is well appointed, the four bedrooms are all double sized, the master and guest bedrooms with built in wardrobes and an en suite. Outside the foregarden is beautifully kept with box hedging and the manicured rear garden enjoys a private feel complete with driveway for two cars leading to a single garage. Modern living in a most desirable village !

EPC RATING: PENDING COUNCIL TAX: E

Gardens and Exterior

Outside the foregarden is attractively presented with a block paved pathway in a herringbone design extending to the front door flanked to either side by attractively planted slate borders, home to manicured box hedging. The rear garden is fabulous with a paved patio, perfect for garden, furniture and alfresco entertaining. A well-kept lawn with stepping stone pathway extends to the bottom of the garden. The lawn is surrounded by attractively presented planted borders., with an array of colourful planting. Timber fencing encloses the garden with secure gated access to the back where there is a driveway with parking for two cars leading to a single garage with an up and over door.





Interior

- Gas central heating
- Sealed unit double glazed windows
- Security alarm system.
- Entrance hall with Karndean specialist flooring in a wood effect, stairs rising to first floor with useful under stairs storage cupboard, cove cornicing, recessed downlighting, white panelled interior doors leading to:
 - Guest cloakroom - Suite comprising of low-level WC, wash handbasin with monobloc tap, set within a vanity unit with storage below, ceramic tiled splashback, recessed down lighters, continuation of the Karndean wood effect specialist flooring.
 - Living room - a generous room, enjoying a dual aspect, attractive feature fireplace with granite style hearth, brushed steel effect inlay and elegant timber surround with inset lighters to either side and living flame coal effect gas fire, cove cornicing.
 - Dining Room - a generous room offering a multitude of uses with cove cornicing.
 - Kitchen/breakfast room – enjoying a range of base and eyelevel cupboards and drawers, ceramic one and a half bowl with single drainer and monobloc tap, ceramic tiled splashbacks, square edge worksurface, integrated oven and four ring gas hob, Integrated dishwasher, fridge and freezer, recessed down lighters, ceramic tiled flooring flowing through to the breakfast area.

- Utility room with a continuation of the base and eye level cupboards, single bowl, single drainer, monobloc, tap, ceramic tile splashback's, square edge worksurface with recess for Tumble dryer and integrated washing machine.
- Upstairs the landing has recessed down lighters and an airing cupboard housing a pressurised hot water system, white panelled, interior doors, lead to the principal bathroom with low-level WC and wash handbasin set with a vanity unit, panel enclosed bath with monobloc tap and shower attachment, ceramic tiled splashback's. There are four bedrooms, all of which are generous rooms with the master bedroom enjoying a range of built-in wardrobes and an ensuite shower room with double shower enclosure. The second bedroom is also a generous double again with a range of built-in wardrobes and also an ensuite shower room.

