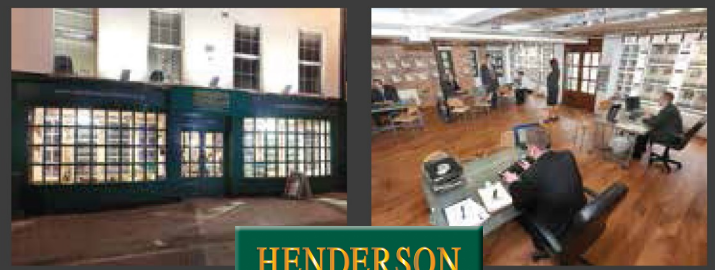


FLOORPLAN AND MEASUREMENTS

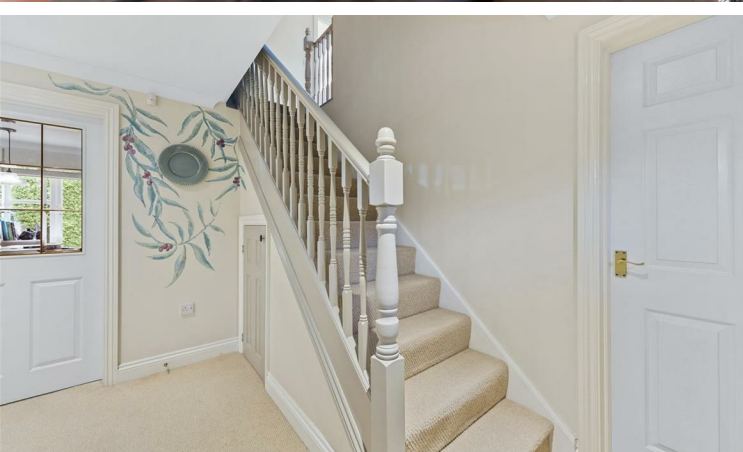


Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



A Touch Of Class

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14, School Road, Mawsley,
NN14 1SN

Offers In Excess Of £425,000





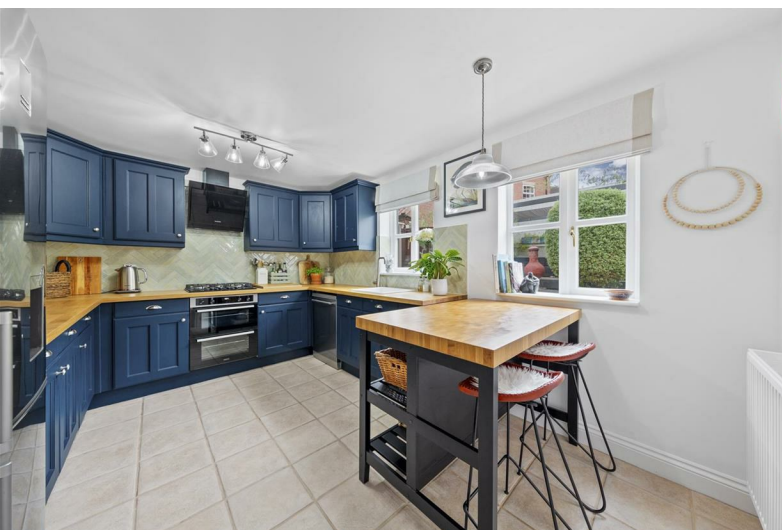
"A Touch of Class"

This beautifully presented detached stone fronted residence occupies a privileged position in the sought after village of Mawsley. The extensive interior benefits from gas central heating and sealed unit double glazed windows to include entrance hall, guest cloakroom, substantial living room with feature fireplace, generous formal dining room, and finally a designer kitchen/breakfast room complimented by the utility room. Upstairs the principal bathroom is well appointed and there are four double rooms, the master and guest rooms both with en-suite. Outside the driveway offers off road parking for three cars to the side of the property in front of the detached garage. The fore garden is immaculately presented and the rear garden has been expertly landscaped to include several seating areas and established plantings. Don't settle for anything less. Call us to book a private viewing today. EPC Rating C COUNCIL TAX: E

GARDENS AND EXTERIOR

The driveway provides parking for three cars to the side of the property and in front of the garage complete with lighting and power. The frontage and surrounding the driveway has been expertly kept with neat low level hedges and a range of shrubs and small trees. The rear garden has also been beautifully landscaped with patio seating area surrounded by slate borders in tiers with a whole range of flowers, shrubs and small trees. In addition there is a lovely raised seating area with cover and is a lovely spot to enjoy a summer afternoon.





INTERIOR

- Spacious and beautifully presented accommodation throughout
- Gas central heating
- Sealed unit double glazed windows with gorgeous shutters to the front elevation
- Entrance hallway with stairs to the first floor and useful under stairs storage
- Guest cloakroom with low level WC and pedestal wash hand basin with monobloc tap and ceramic tiled splash backs
- Living room is a substantial dual aspect room with attractive fireplace and French doors to the garden
- Kitchen/Breakfast room with a range of base and eye level shaker style units, ceramic single bowl sink with touch control mixer tap, integrated double oven with air fryer setting, four ring gas hob with extractor, space for fridge/freezer and dishwasher (appliances are negotiable), space for table/Breakfast bar (negotiable), ceramic tiled splash backs and flooring
- Utility room with a range of storage, single drainer sink and monobloc tap, space for washing machine and tumble dryer (appliances are negotiable), ceramic tiled splash backs and flooring
- Dining room providing formal dining options
- Upstairs there are four double bedrooms, the master and guest rooms both with en-suite

- Bathroom suite comprising low level WC, pedestal wash hand basin, panel enclosed bath, ceramic tiled splash backs and high quality flooring
- Master en-suite with low level WC, wash hand basin with monobloc tap inset to vanity unit, glass shower enclosure with ceramic tiled splash backs and high quality flooring
- Guest en-suite with low level WC, pedestal wash hand basin with monobloc tap, glass shower enclosure with ceramic tiled splash backs and high quality flooring

