

**FLOORPLAN AND MEASUREMENTS**



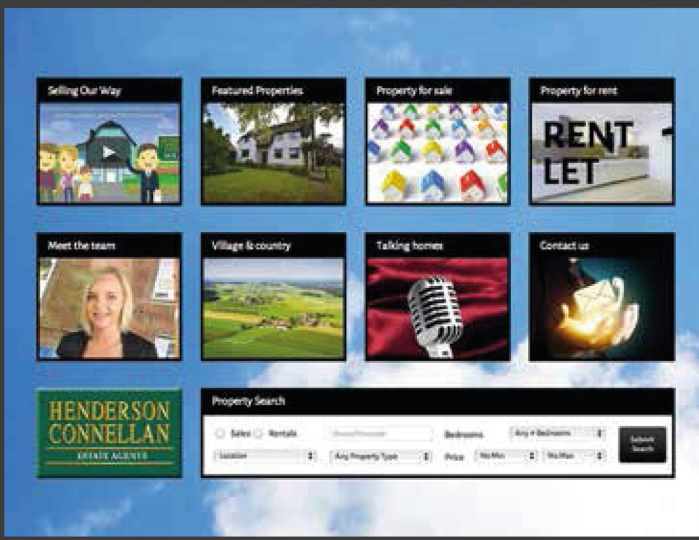
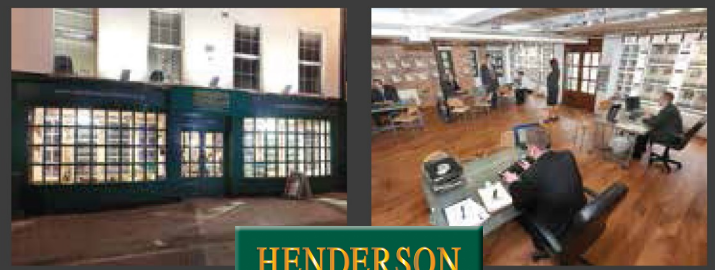
Total area: approx. 152.6 sq. metres (1642.8 sq. feet)



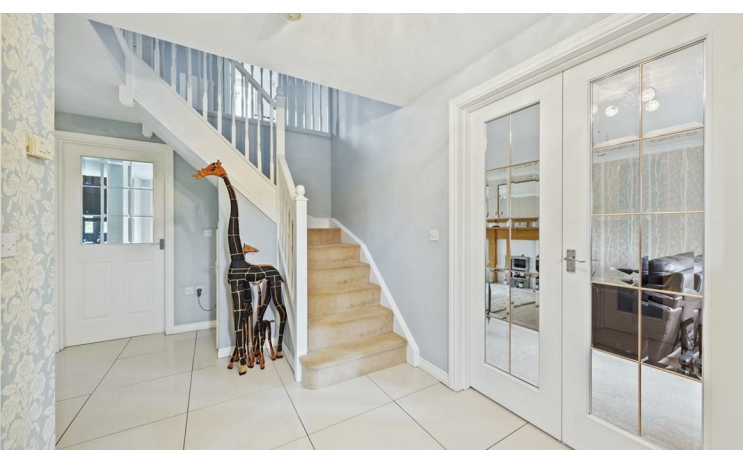
Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**Park Life**

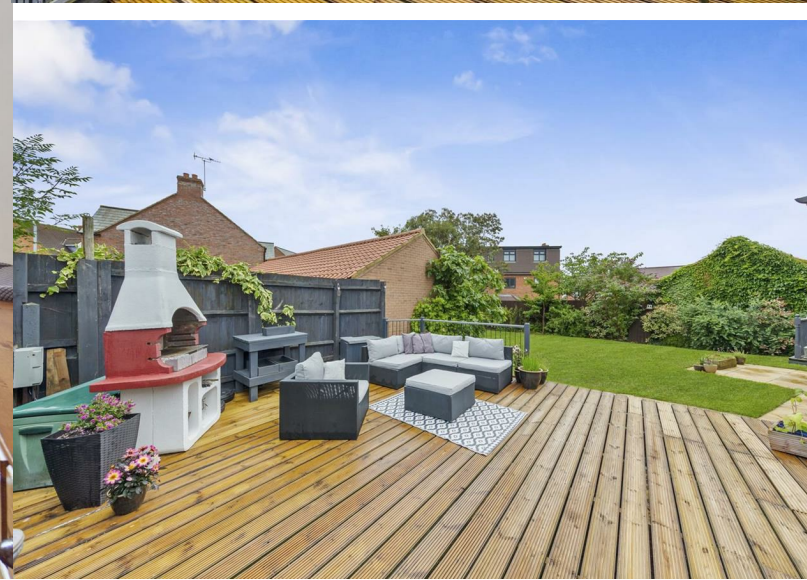


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## 20, Hares Run, Mawsley, NN14 1TG

Price Guide £525,000





### "Park Life"

Situated on the periphery of this most desirable village, with open views of Parkland to the front, this fabulous detached home offers an impressive interior with a lovely outlook. Offered to the market with no chain, the stylish accommodation includes an entrance hall, a significant living room with feature fireplace and gas fire, versatile dining room/snug and a fabulous free flowing designer Kitchen/Breakfast/Family room with select integrated appliances complete with adjoining utility room. Upstairs, expect to find four excellent sized bedrooms with the principal and guest bedrooms benefitting from en suite shower rooms in addition to the family bathroom. Outside, expect to find a neatly tended gated foregarden arranged with easy care in mind, a generous rear garden complete with decked area ideal for outdoor living as well as a private double width driveway leading to a double garage. A fabulous home and setting.

EPC Rating C COUNCIL TAX: F

## GARDENS AND EXTERIOR

**Outside**  
The property is approached via the quiet lane to the neatly arranged fore garden enclosed by picket style fence and entrance gate, with a paved pathway leading to the front door flanked by gravelled borders and ornamental trees. The rear garden is accessible from the house or via a personnel gate from the driveway. Enclosed by timber fencing to the perimeter, the garden has been thoughtfully landscaped provided a large timber decked entertaining area, timber store, a further decked terraced from the living room and a large lawned area. The borders have a range of mature trees and shrubs giving plenty of privacy and a very tranquil setting. There is a driveway allowing parking for two cars in front of a double garage with power and lighting.





## INTERIOR

- Entrance hall, a welcoming space with porcelain tiles and a central staircase leading to the first floor, doors to:
  - Guest cloakroom - fitted with half paneled wall, WC and pedestal wash hand basin
  - Living room - entered by glazed double doors from the hallway, this is a lovely family space with window to front elevation with views towards to village playing fields, French doors to a garden terrace and a feature fireplace with gas fire
  - Dining room/snug - a great additional reception space entered by glazed double doors from the hallway, with window to front elevation and offering a multitude of uses
  - Kitchen/dining room/family - offering flexible living space the kitchen is well equipped with a range of contemporary eye and base units which include various integrated appliances; twin eye level self cleaning ovens, four ring gas hob with extractor over, integrated dishwasher and slimline wine cooler. A one and a half sink and drainer with monobloc tap is set into work surfaces under a window over looking the rear garden. A continuation of porcelain tiles flows through the kitchen to the dining/family space which enjoys French doors to the garden. Door to;

- Utility room - with further units, including an integrated undercounter freezer, space and plumbing for stacked washing machine and tumble dryer (not included) and a single stainless steel sink and drainer. Door to side elevation
- To the first floor are four well proportioned bedrooms all double in size. The principal suite benefits from a bank of fitted wardrobes, a recently updated shower en-suite with rainmaker showerhead, and views over the nearby fields. The guest bedroom is also equipped with a recently updated shower en-suite with rainmaker showerhead. and integral wardrobes. The bathroom is fitted with panel enclosed bath, pedestal wash hand basin, wc and heated towel rail

