



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Hares Run, Mawsley, NN14

"Village Living On An Epic Scale"

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"Village Living On An Epic Scale"

This very impressive, extended family home is discreetly positioned within this select enclave on the periphery of Mawsley. The stunning interior benefits from gas central heating, sealed unit double glazing and security alarm system to include an entrance hall, guest cloakroom, study/snug, living room with bay window and window seat.

The designer kitchen/dining/family room is free flowing with select integrated appliances and Quartz worksurfaces, flowing to the dining/family room, a great social space, complimented by a wood burner, perfect for cosy winter nights.

Upstairs the scale of the accommodation is amplified with six double bedrooms arranged over two floors, the first floor with principal bathroom and four bedrooms, the principal and guest bedroom with en suite, the second floor has a double bedroom with ensuite, the sixth with exclusive use of the wash room, this floor could also be used as a sumptuous master suite. Outside the fore garden is laid to lawn, a private double width driveway offers parking for two/four cars and leads to a double garage, the rear garden is beautifully kept with porcelain patio, perfect for outdoor living.

Living Room - 4.93m x 3.91m (16'2" x 12'10")

Kitchen/Family/Dining Room - 10.13m x 6.25m (33'3" x 20'6")

Study - 2.84m x 2.59m (9'4" x 8'6")

Utility Room - 2.03m x 1.63m (6'8" x 5'4")

Bedroom 1 - 4.93m x 3.63m (16'2" x 11'11")

Ensuite - 1.8m x 1.7m (5'11" x 5'7")

Bedroom 2 - 3.76m x 2.84m (12'4" x 9'4")

Ensuite - 1.65m x 1.47m (5'5" x 4'10")

Bedroom 3 - 3.66m x 2.54m (12'0" x 8'4")

Bedroom 4 - 2.97m x 2.84m (9'9" x 9'4")

Bathroom - 2.74m x 1.98m (9'0" x 6'6")

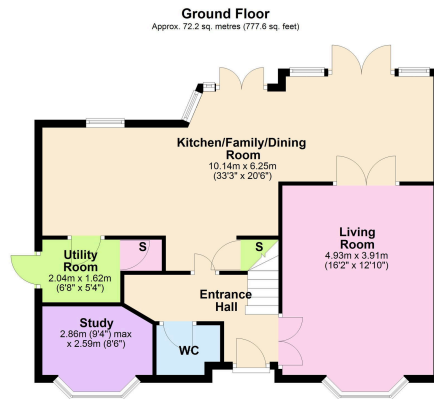
Bedroom 5 - 4.72m x 3.71m (15'6" x 12'2")

Ensuite - 2.03m x 1.91m (6'8" x 6'3")

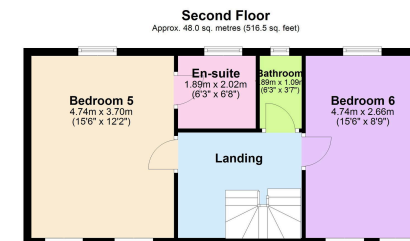
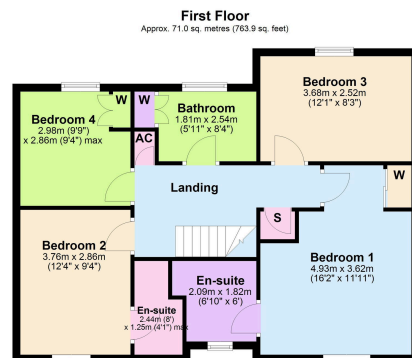
Bedroom 6 - 4.7m x 2.67m (15'5" x 8'9")

Bathroom - 1.91m x 1.09m (6'3" x 3'7")





Total area: approx. 191.2 sq. metres (2058.0 sq. feet)



- Gas central heating and sealed unit
- Living Room with bay window double glazing
- Versatile Study/Snug
- Designer Kitchen/Dining/Family room with Quartz worksurfaces
- Six double bedrooms arranged over two floors, three with ensuite
- Private driveway and double garage
- COUNCIL TAX: F
- EPC: PENDING
- **Please be advised - The seller is a relative of a Director of Henderson Connellan Estate Agents**



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.

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