



Long Breech, Mawsley Kettering **Freehold**

**Pattison
Lane**

Key Features



- Desirable Mawsley Village Location
- Executive Family Home
- Four Bedrooms
- En Suite To Master
- En Suite to Guest Bedroom

Exceptional Detached Family Home in Sought-After Mawsley Village

Situated on the desirable edge of Mawsley Village, this substantial four-bedroom detached property is presented to the market in fantastic order throughout. Offering a perfect blend of modern technology, versatile living spaces, and exceptional outdoor entertaining areas, this home is designed for contemporary family life.

Ground Floor

The welcoming hallway sets the tone for the property, featuring premium underfloor heating that continues seamlessly into the kitchen and dining area. The ground floor offers highly versatile reception spaces, including a spacious, dual-aspect lounge with French doors opening directly to the rear garden, and a separate front-facing dining room that serves perfectly as a home office or study.

At the heart of the home is a magnificent, modern refitted kitchen/diner. This high-specification space is fully equipped for the culinary enthusiast, featuring sleek LED lighting, an



integrated dishwasher, a double oven/grill, a dedicated wine fridge, and a convenient boiling water tap. A separate utility room offers additional practical space, while a guest WC, conveniently accessed via the hallway, completes the ground floor accommodation. Climate control is intelligently managed via a Nest thermostat system.

First Floor

The first-floor landing provides access to four generously proportioned bedrooms and a beautifully appointed family bathroom. The property benefits from two impressive en-suite shower rooms serving the principal bedrooms, providing privacy and convenience for a growing family or accommodating guests.

Exterior & Outbuildings

Externally, the property truly excels. The very private, beautifully landscaped rear garden boasts a highly coveted South-Westerly facing aspect, ensuring it captures the sun throughout the entire day.

A standout highlight of the garden is the impressive 4.5m x 5.5m log cabin outbuilding. Currently utilized as a purpose-built bar and games room, it offers an incredible space for year-round entertaining.

Parking & Garage

The property features a detached double garage accompanied by a spacious driveway providing off-road parking for three vehicles. An integrated EV charger adds a crucial modern convenience for electric vehicle owners.

Key Property Highlights:

- " Substantial four-bedroom detached home on the edge of Mawsley Village
- " Modern refitted kitchen/diner with premium integrated appliances and boiling water tap
- " Underfloor heating across the kitchen, dining area, and hallway
- " Four spacious bedrooms including two with en-suite bathrooms
- " Private, landscaped South-Westerly facing garden



(sun all day)

" Substantial 4.5m x 5.5m garden log cabin
(currently a bar/games room)

" Smart home integration including a Nest
thermostat

" Detached double garage with off-road parking
for three vehicles and an EV charger

" Spacious dual-aspect lounge and versatile
separate dining room/study

" Convenient layout with the utility room and guest
WC accessed via the hallway (as detailed in the
floorplan

Entrance Hall

Cloakroom

Lounge 23'8 x 11'11 (7.21m x 3.63m)

Dining Room/Study 13' x 9'5 (3.96m x 2.87m)

Kitchen/Dining Room 20'8 x 11'11 (6.29m x 3.63m)

Utility Room 6'10 x 5'10 (2.08m x 1.77m)

First Floor

Bedroom One 13'11 x 12'2 (4.24m x 3.70m)

En Suite

Bedroom Two 13'3 x 10'2 (4.03m x 3.09m)

En Suite

Bedroom Three 10'1 x 10'2 (3.07m x 3.09m)

Bedroom Four 11'1 x 8'6 (3.37m x 2.59m)

Bathroom

Outside

Rear Garden

Games Room 14'5 x 17'9 (4.39m x 5.41m)

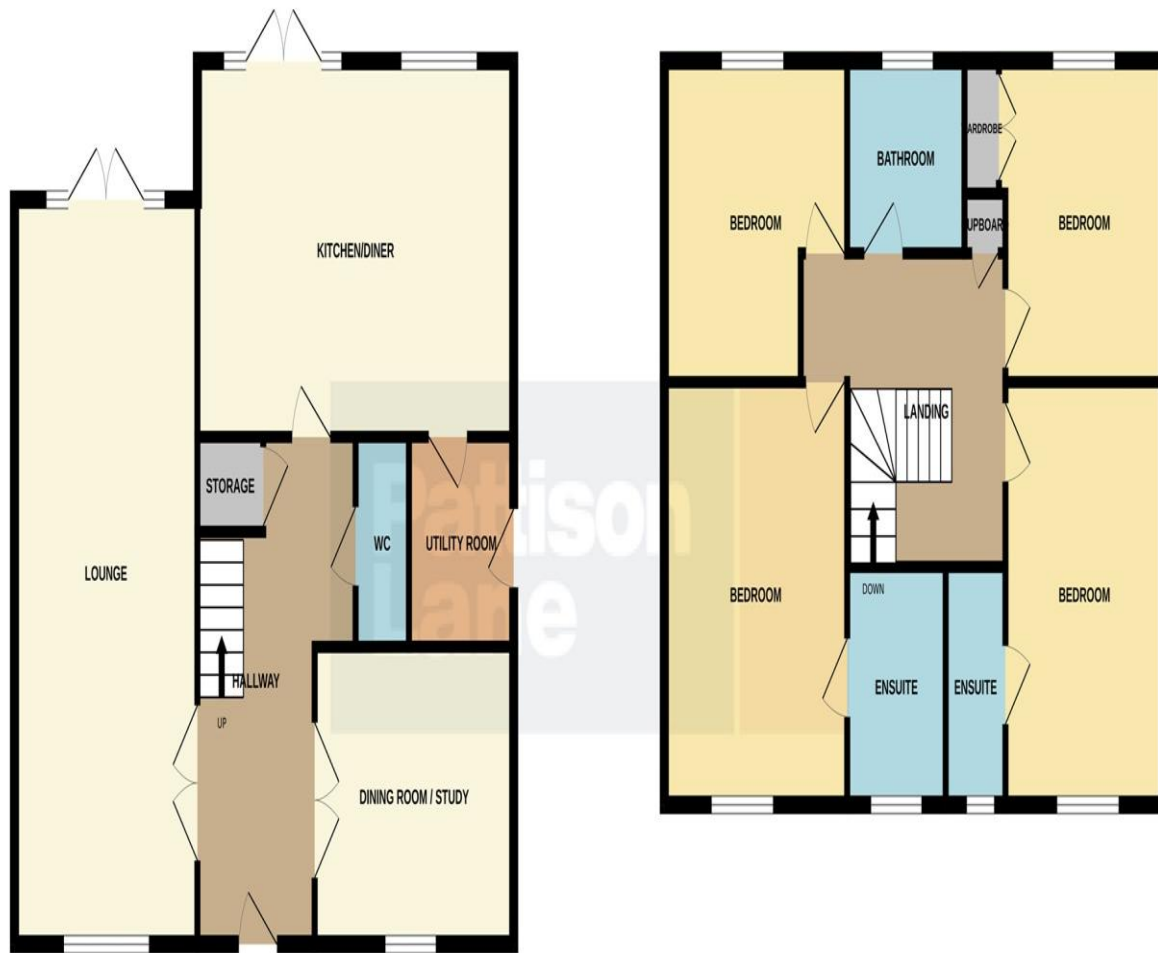
Driveway & Double Garage 18' 1 x 17'4 (5.51m x
5.28m)

Agents Note

Please note that the AML fee covers the cost of
carrying out the required identity and anti-money
laundering checks. Once these checks have been
completed, the fee cannot be refunded, even if the
property purchase does not go ahead.

GROUND FLOOR

1ST FLOOR



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