Mawsley Lodge, Mawsley Kettering **Freehold** £775,000 O.I.E.O.

Pattison Lane

Key Features

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- No Onward Chain Detached Family Home With South Facing Garden
- Five Substantial Double Bedrooms
- Double Garage with Home Office and Sweeping Driveway
- Family Bathroom, En-Suite and Shower Room
- Idyllic Edge-of-Village Location

Occupying an enviable edge-of-village position, this outstanding five-bedroom detached luxury home seamlessly blends sophisticated modern living with serene countryside views. Offered with No Onward Chain and boasting an impressive EPC Rating C, this beautifully modernised residence is a rare find.

Spanning three impeccably designed floors, the property offers grand proportions and light-filled interiors, creating an exquisite and versatile sanctuary perfectly tailored for a growing family.

Ground Floor -
Entrance Hall: A grand and welcoming introduction to the home, setting the tone for the spaciousness throughout.
Dual-Aspect Lounge: A spectacular, light-filled reception room featuring a striking fireplace focal point, bespoke built-in cabinetry, and elegant French doors that open directly onto the sun-drenched rear garden.
Formal Dining / Second Sitting Room: A highly versatile space, perfect as a cozy TV snug, playroom, or a sophisticated setting for formal entertaining.

The Hub of the Home (Kitchen/Breakfast/Family Room): This spectacular, open-plan social space is designed for modern living. It features a premium range of eye- and base-level units, a striking central island, and a suite of integrated appliances. With ample zoning for a large dining table and a soft seating area, this bright, triple-purpose room serves as the heart of daily family life, further extended by French doors to the patio.
Utility & Cloakroom: A practical, separate utility room and guest WC complete the ground floor layout.

First Floor -
Principal Bedroom Suite: A luxurious retreat featuring an extensive range of custom built-in wardrobes and a lavish en-suite bathroom, complete with a Jacuzzi-style bath and a separate walk-in shower cubicle.
Bedrooms & Family Bathroom: Two further generously proportioned double bedrooms are located on this floor, serviced by a beautifully appointed family bathroom.

Second Floor -
Upper Bedrooms & Shower Room: The top floor hosts two additional double bedrooms-ideal for older children, guests, or quiet workspaces-alongside a modern, dedicated shower room.

Outside & Outbuildings
South-Facing Gardens: The beautifully landscaped, south-facing rear garden offers an exceptional degree of privacy. A sweeping patio area provides the ultimate backdrop for al-fresco dining and entertaining, leading to a generous lawn bordered by mature trees and established planting.

Double Garage & Home Office: Accessible from the garden, the double garage has been cleverly partially converted to create a fully functioning, quiet home office, without sacrificing essential storage.

Driveway: An expansive, sweeping driveway to the front provides secure off-road parking for multiple vehicles.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIIVING ROOM 22'4 x 14'8 (6.80m x 4.47m)

FAMILY ROOM 12'1 max x 14'10 (3.68m x 4.52m)

KITCHEN / DINING ROOM 19'5 x 21'3 (5.91m x 6.47m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 14'6 x 11'11 (4.41m x 3.63m)

EN SUITE 6'3 plus recess x 15'1 (1.90m x 4.59m)

BEDROOM FOUR 15'1 x 9'5 (4.59m x 2.87m)

BEDROOM FIVE 14'4 x 9'8 (4.36m x 2.94m)

BATHROOM 8'9 x 7'9 (2.66m x 2.36m)

SECOND FLOOR

BEDROOM TWO 18'6 into dormer window x 15'3 (5.63m x 4.64m)

BEDROOM THREE 18'6 into dormer window x 15'3 (5.63m x 4.64m)

SHOWER ROOM 10'3 into dormer x 6'6 (3.12m x 3.12m)

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE, HOME OFFICE & DRIVEWAY

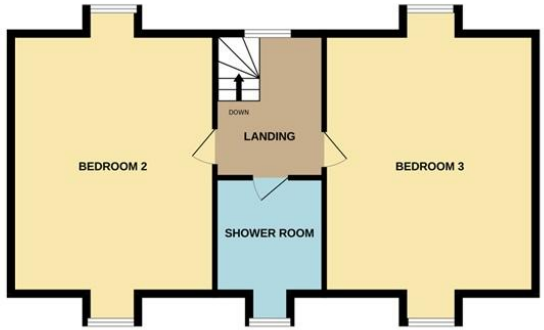
REAR GARDEN

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

2ND FLOOR



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