10 Loddington Way
Mawsley Village
KETTERING
NN14 1GE

Guide Price £575,000

- EXTENDED FOUR BEDROOM EXECUTIVE DETACHED
- KITCHEN/DINER
- UNDERFLOOR HEATING
- BEAUTIFULLY PRESENTED
- ONE BEDROOM ANNEXE
- STUNNING VIEWS TO FRONT
- IMPRESSIVE LOUNGE/FAMILY ROOM
- REFITTED BATHROOM
- QUIET VILLAGE LOCATION
- ENERGY EFFICIENT RATING C

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Located in a small enclave of just five properties at the end of a sweeping gravel driveway sits this immaculately presented and extended four double bedroom executive detached property with separate one bedroom annexe within Mawsley Village. Situated on an impressive plot with mature, landscaped gardens to the front and rear, alongside wonderful countryside views, this lovely family home has been greatly enhanced by the current owners. Offering spacious and open plan multi aspect living to the ground floor which incorporates full underfloor heating and feature log burner the property has a light and airy feel throughout. Mawsley Village provides a wealth of excellent amenities with a welcoming community feel to compliment the modern lifestyles with this lovely family home offering the potential for multi generational living comprising in brief; entrance hall, triple aspect open plan lounge/family room, triple aspect open plan kitchen/diner, utility and downstairs cloakroom. The first floor boasts three double bedrooms and completely refitted family bathroom facilities. The second floor offers lovely countryside views from bedroom one, separate dressing area and en-suite bathroom. Externally the property benefits from landscaped, mature front and rear gardens, unique one bedroom annexe, garage and off road parking off a sweeping gravel driveway.

Ground Floor

Entrance Hall
Enter via composite door with obscure inset windows, tiled entrance mat, engineered wooden flooring with under floor heating, ceiling coving, ceiling smoke alarm, radiator, doors to;

Lounge/Family Room
32'9" x 18'11" max (10.00m x 5.79m max)
Extended. Triple aspect. Double glazed window to front aspect, double glazed window to rear aspect, UPVC double glazed French doors into rear garden, four Velux sky lights, feature log burner with circular glass plinth, engineered wooden flooring with under floor heating, TV point, telephone point, ceiling coving, two radiators.

Kitchen/Diner
25'3" x 14'11" max (7.70 x 4.55 max)
Open plan. Triple aspect. Double glazed window to front aspect, double glazed window to side aspect, two double glazed windows to rear aspect, modern wall and base mounted soft touch units with drawers to include clever storage features, granite work tops and splash backs, one and a half stainless steel inset sink with mixer tap over, integrated double oven, electric induction hob with extractor hood over, integrated dishwasher, space for american fridge/freezer, engineered wooden flooring with under floor heating, ceiling spot lights, plinth lights, long bar graphite radiator, door to utility room;

Utility Room
6'9" x 5'3" (2.06 x 1.62)
Stable double glazed door with inset windows to rear garden, refitted modern base mounted units, roll top work work surface, tiled splash backs, composite sink with drainer with mixer tap over, space/plumbing for washing machine, engineered wooden flooring, ceiling spot lights, extractor fan, radiator.

Downstairs Cloakroom
Wash hand basin with low level W/C, tiled splash backs, engineered wooden flooring with under floor heating, radiator.

First Floor

First Floor Landing
Stairs leading to second floor landing, ceiling smoke alarm, radiators, doors to;

Bedroom Two
17'1" x 11'5" (5.21 x 3.50)
Two double glazed windows to front aspect, TV point, radiator.

Bedroom Three
12'11" x 8'7" (3.95 x 2.64)
Double glazed window to front aspect, two double and one single built in wooden wardrobes, radiator.

Bedroom Four
12'2" x 8'3" (3.71 x 2.53)
Double glazed window to rear aspect, radiator.

Family Bathroom
10'4" x 8'1" (3.16 x 2.48)
Refitted. Obscure double glazed window to rear aspect, walk in double shower with two Amazon shower heads and hand held attachment over, fully tiled splash backs, corner bath with mixer taps over, ceramic sink, low level W/C, tiled flooring with electric under floor heating, ceiling spot lights, extractor fan, chrome wall mounted heated towel rail.

Second Floor

Second Floor Landing
Double glazed window to rear aspect, airing cupboard, ceiling smoke alarm, door to bedroom one.

Bedroom One
16'4" x 12'0" (4.98 x 3.67)
Dual aspect. Double glazed window to front aspect, two Velux windows to rear aspect, telephone point, two eaves storage cupboards, two radiators, archway into dressing area;

Dressing Area
10'2" x 6'2" (3.12 x 1.90)
Views over countryside beyond, double glazed window to front aspect, two double built in wooden wardrobes, further double built in wooden wardrobe, solid wooden desk in eaves with countryside views, loft hatch entrance, radiator, door to en-suite;

En-Suite to Bedroom One
7'8" x 5'4" (2.35 x 1.63)
Velux window to rear aspect, Amazon shower tiled floor to ceiling with hand held shower over, fully tiled splash backs, sink with storage under, ceiling spot lights, tiled flooring with electric under floor heating, electric shaving point, extractor fan, chrome wall mounted heated towel rail.

Externally

Annexe

Lounge/Kitchen
17'4" x 8'7" (5.30 x 2.64)
Enter via half panel wooden door, into open plan lounge/kitchen, double glazed windows to rear aspect, modern wall and base mounted units, roll top work surfaces, integrated electric oven, Karinear induction hob with extractor hood over, space/plumbing for washing machine, space for fridge/freezer, stainless steel sink with drainer and mixer tap over, under floor heating, wooden laminate flooring, stairs leading to first floor.

Bedroom
12'3" x 9'4" (3.75 x 2.87)
Two UPVC skylights to rear, ceiling spot lights, built in wardrobe, under floor heating, wooden effect laminate flooring, storage in the eaves housing water tank.

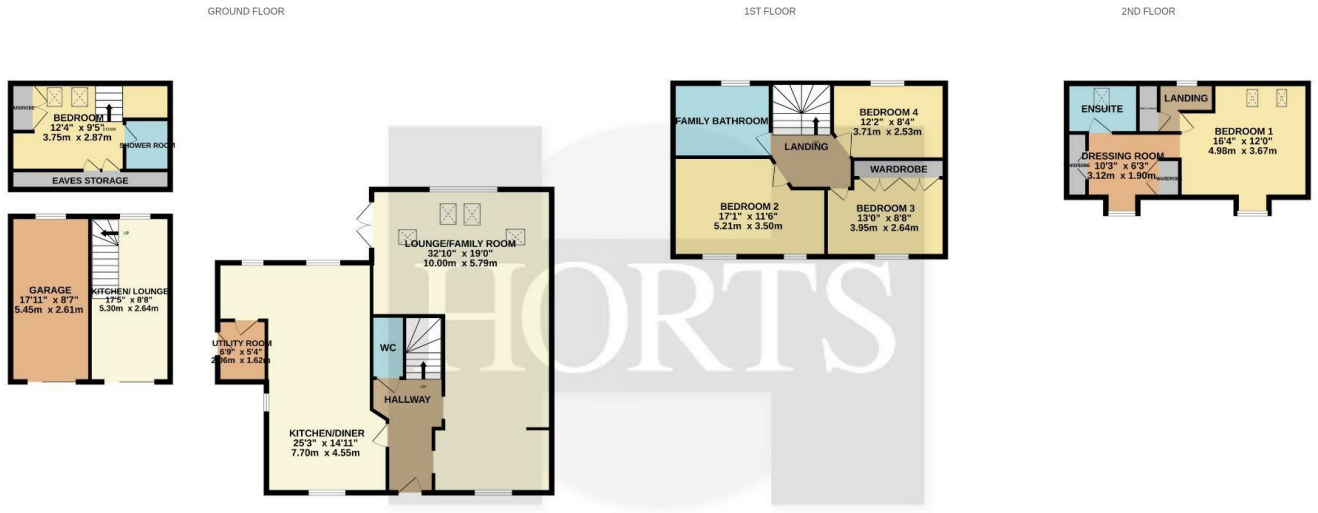
Shower Room
5'7" x 4'11" (1.71 x 1.52)
Shower tiled floor to ceiling, rainfall shower with hand held attachment, ceramic floating sink, low level W/C, tiled splash backs, ceiling spot lights, under floor heating, tiled flooring, wall mounted heated towel rail.

Front Garden
Spacious and landscaped frontage to include laid to lawn, established hedgerow, established shrubs, plants, trees and foliage, storm porch with external lighting, decorative stones, gravel driveway leading to garage with off road parking and annexe.

Rear Garden
Westerly aspect. Private and landscaped rear garden to include laid to lawn, established plants, shrubs, bushes and trees, decorative stones, spacious raised wooden decked area, further corner raised decked area, water butt, external lighting, outside tap, side door into annexe, wooden gate leading to front access.

Single Garage
17'10" x 8'6" (5.45 x 2.61)
Gravel driveway. Up and over door, power and light connected, security lighting, loft hatch entrance for storage, off road parking.

Agents Notes
Local Authority. North Northamptonshire.
Council Tax F



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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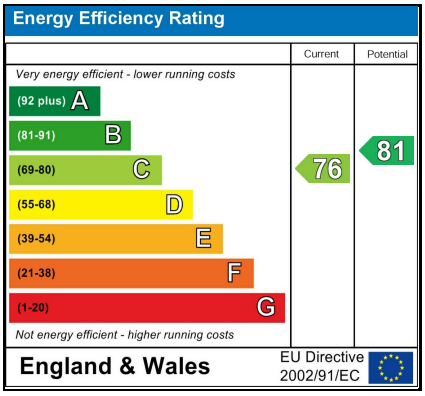

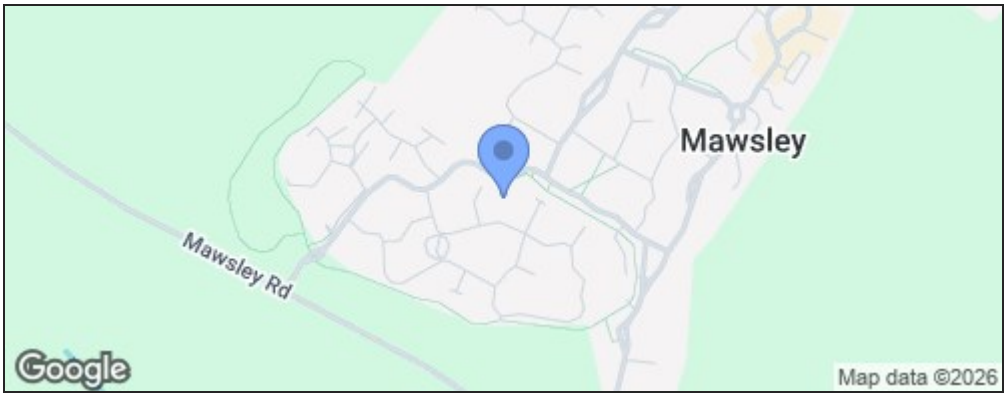

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