



Mawsley Lodge, Mawsley Kettering **Freehold** £800,000 O.I.E.O.

**Pattison  
Lane**

# Key Features



- 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

LIVING 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

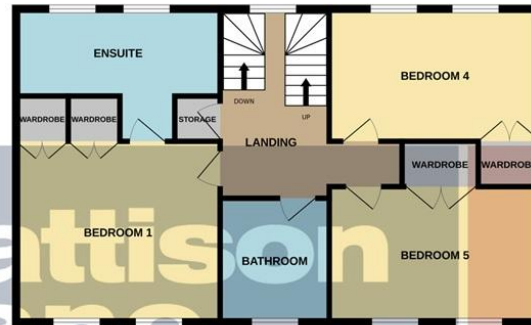
DOUBLE GARAGE, HOME OFFICE & DRIVEWAY

REAR GARDEN

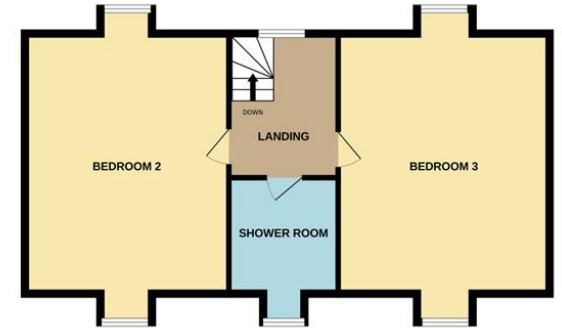
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2026



# Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 [kettering@pattisonlane.co.uk](mailto:kettering@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206887 - 0003

