23 School Road
Mawsley
Kettering
NN14 1SN

£325,000 offers in excess of

OSCAR JAMES

...expect excellence

WHAT'S GREAT?

An impressive, spacious and versatile town house situated in the heart of Mawsley village which has plenty to offer for everyone to enjoy, including, school, dentist, doctors, local shopping precinct, community centre and park areas.

Offered to market with NO ONWARD CHAIN this property has fantastic space set over three floors, expect to find on the ground floor a welcoming hallway, cloakroom, multi functional reception room, currently being utilised as a formal dining room, utility/laundry room, kitchen/diner and sun room to rear.

The first floor accommodation has a beautiful sitting room which is an excellent size with feature fireplace and bay window, a bathroom, bedroom and study/bedroom four. The second floor has two huge double bedrooms, both with ensuite facilities and plenty of fitted storage.

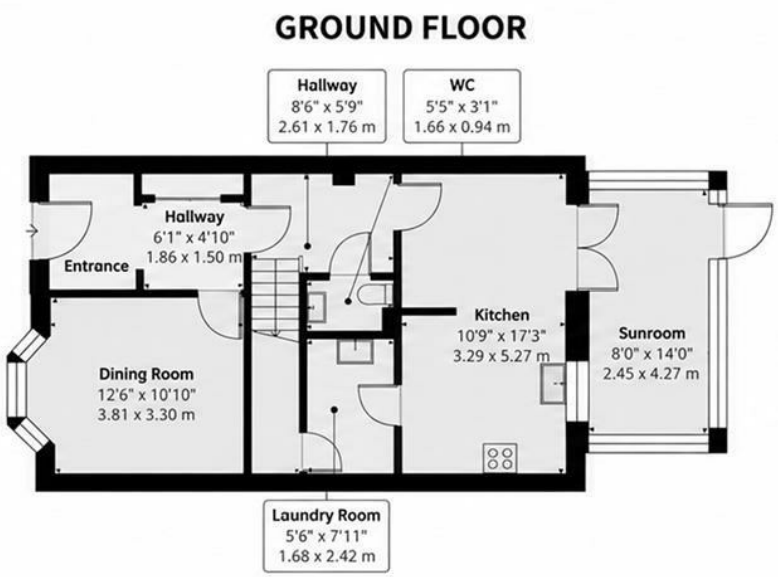
Depending on preference the ground floor reception room could be used as another bedroom if this suits or helps.

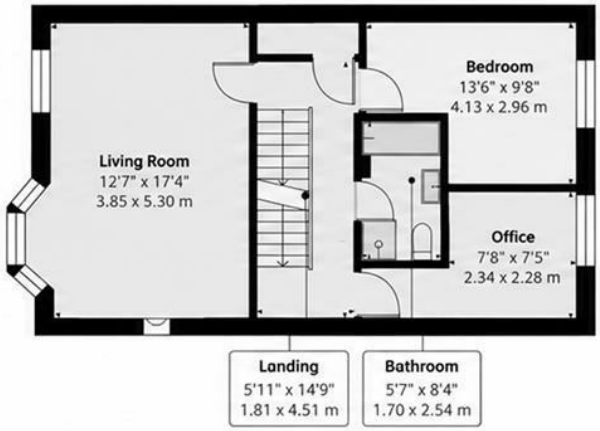
Outside there is a low maintenance courtyard garden to the front and an enclosed, secluded rear garden is established with trees and shrubbery along with gated access to the single garage and parking.

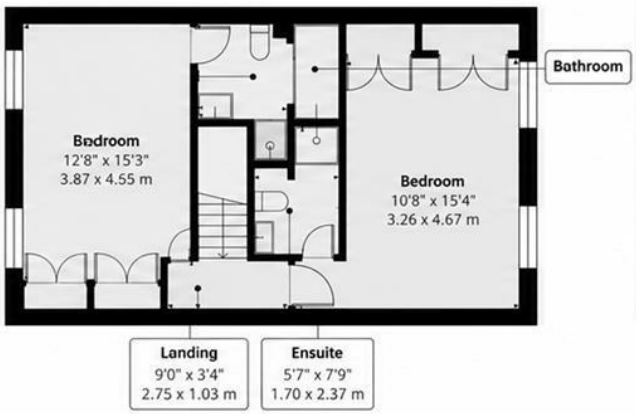
Call the sole agents Oscar James Kettering to make arrangements to view this lovely home.

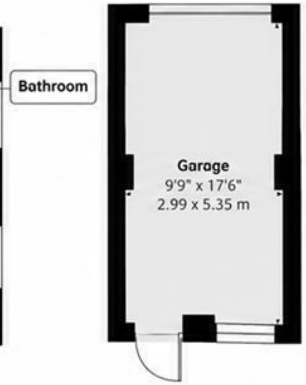
...expect excellence

Floor Plan


GROUND FLOOR
Hallway
8'6" x 5'9"
2.61 x 1.76 m
WC
5'5" x 3'1"
1.66 x 0.94 m
Hallway
6'1" x 4'10"
1.86 x 1.50 m
Entrance
Kitchen
10'9" x 17'3"
3.29 x 5.27 m
Sunroom
8'0" x 14'0"
2.45 x 4.27 m
Dining Room
12'6" x 10'10"
3.81 x 3.30 m
Laundry Room
5'6" x 7'11"
1.68 x 2.42 m


FIRST FLOOR
Bedroom
13'6" x 9'8"
4.13 x 2.96 m
Living Room
12'7" x 17'4"
3.85 x 5.30 m
Office
7'8" x 7'5"
2.34 x 2.28 m
Landing
5'11" x 14'9"
1.81 x 4.51 m
Bathroom
5'7" x 8'4"
1.70 x 2.54 m


SECOND FLOOR
Bedroom
12'8" x 15'3"
3.87 x 4.55 m
Bedroom
10'8" x 15'4"
3.26 x 4.67 m
Landing
9'0" x 3'4"
2.75 x 1.03 m
Ensuite
5'7" x 7'9"
1.70 x 2.37 m


GARAGE
Bathroom
Garage
9'9" x 17'6"
2.99 x 5.35 m

At a glance...

- Lounge, dining room and kitchen/breakfast room
- Modern fitted kitchen
- Four bedrooms
- Two ensuites, family bathroom and cloakroom
- Secluded garden
- Single garage and off road parking

SELLER'S SECRET

Having been a family home for many years the time is right to now sell. There will be no related purchase hopefully making things as easy as possible for a buyer,

Why we like it....

A superb example of a town house, very large with multi functional spaces. A definite must view, call today!

To buy or not to buy....

OSCAR JAMES

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