



# Cukow Close

Mawsley, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Cukow Close

Mawsley  
NN14 1GN

Guide Price  
£535,000

**A stunning detached family property located towards the edge of Mawsley village overlooking a green to the front. The property has been extended and extensively refurbished by the current sellers and is offered for sale in excellent condition. Mawsley village has a wide range of facilities including school, medical centre, shops, dentist, hairdressers and pub.**

The accommodation includes entrance hall, cloakroom/WC, extended 20' x 19' sitting room, extended and re-fitted 19' x 19' kitchen/breakfast/family room with bi-folding doors to the rear garden, utility room, study, dining room/bedroom six, ground floor bedroom suite with high-spec en-suite shower room, first floor landing, bedroom with re-fitted en-suite shower room, three further double bedrooms and family bathroom. The property benefits from uPVC double glazing, gas radiator heating and solar panels which provide an excellent return for the homeowner. The original double garage was converted to provide the extension to the sitting room whilst still retaining a large storage area which is shelved and provides good space for garden tools and bikes with a plastered and boarded roof space providing further storage. Outside is an attractive frontage with open plan garden and views over a green. The rear garden is fully enclosed and landscaped to include a large patio area extending to a play area to the side of the property, lawn and gated access to the good size double width off road parking area in front of the garage. (A/1975/M)

- Stunning five/six bedroom detached home
- Two re-fitted en-suite bedrooms
- Separate reception rooms
- Extended re-fitted kitchen/breakfast/family room with bi-fold doors
- Enclosed landscaped rear garden
- Off road parking and converted double garage





GROUND FLOOR  
1410 sq.ft. (131.0 sq.m.) approx.

1ST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



SQFT EXCLUDING GARAGE

TOTAL FLOOR AREA : 1975sq.ft. (183.5 sq.m.) approx.

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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**Additional information**

- Council Tax Band: E
- Energy Efficiency Rating: B

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Brixworth Sales**

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