27 Cransley Rise
Mawsley Village

NN14 1TA

Guide Price £535,000









- EXECUTIVE DETACHED
- FOUR BATHROOMS
- REFITTED KITCHEN/DINER
- DOUBLE GARAGE WITH MULTIPLE ORP
- LANDSCAPED REAR GARDEN
- FIVE DOUBLE BEDROOMS
- LOVELY VIEWS
- EDGE OF VILLAGE LOCATION
- CLOSE TO VILLAGE AMENITIES
- ENERGY EFFICIENCY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Situated on the periphery of the modern sought after village of Mawsley lies this well presented five double bedroom executive detached home. Beautifully enhanced and upgraded by it's current owners this property provides family friendly living over three floors along with a picturesque setting. Close to all the excellent amenities Mawsley Village has to offer alongside local countryside walks quiet literally on your doorstep this property is a must view and comprises in brief to the ground floor; entrance hall, dual aspect lounge, dining room, refitted kitchen/diner, utility and downstairs cloakroom. The first floor features a master bedroom with dressing area and refitted en-suite bathroom, second bedroom with refitted en-suite bathroom, a further bedroom and family bathroom. To the second floor there are two further bedrooms and a shower room. Externally the property benefits from established front and rear gardens, a double garage with electric roller shutter doors, off road parking for numerous vehicles and lovely views.

Entrance Hall
Enter via obscure double glazed UPVC door, LVT flooring, ceiling coving, stairs to first floor landing, storage cupboard, further clever storage drawers under stairs.

Lounge
21'5" x 11'7" (6.53 x 3.54)
Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed French doors into rear garden, feature electric fireplace with marble hearth, mantle and surround, ceiling coving, ceiling spot lights.

Dining Room
10'7" x 9'9" (3.24 x 2.99)
UPVC double glazed window to front aspect, ceiling coving.

Kitchen/Diner
22'3" x 10'7" (6.79 x 3.24)
Recently refitted. Triple aspect. UPVC double glazed window to rear aspect, UPVC double glazed French doors to side/rear aspect, UPVC double glazed window to side aspect, modern wall and base mounted units and drawers with soft touch closing, Quartz worktops and splash backs, Siemens range oven with five ring gas hob and extractor hood over, integrated Neff double oven, integrated fridge/freezer, further integrated fridge, integrated dish-washer, one and half bowl sunken composite sink with drainer and mixer tap over, space for fridge/freezer, Island unit with Quartz work surface and multiple soft touch storage units under, LVT flooring, ceiling spot lights, door to utility.

Utility Room
6'6" x 5'8" (1.99 x 1.75)
UPVC double glazed door to rear garden, wall and base mounted units, Quartz work surfaces and splash backs, space/plumbing for washing machine, space/plumbing for spin-dryer, LVT flooring.

Downstairs Cloakroom
Pedestal wash hand basin with close coupled W/C, tiled splash backs, tile effect flooring, extractor fan.

First Floor Landing
Stairs leading to second floor landing, doors to;

Bedroom One
16'0" x 10'7" (4.89 x 3.24)
Dual aspect. UPVC double glazed window to front aspect, UPVC obscure double glazed window to side aspect, ceiling coving, arch way into dressing area.

Dressing Area
6'7" x 5'0" (2.02 x 1.54)
Two triple built in mirrored wardrobes, door to en-suite;

En-Suite to Bedroom One
10'6" x 10'7" (3.22 x 3.23)
T-Shaped. Recently refitted. Obscure UPVC double glazed window to rear aspect, five piece suite to include, Amazon rainfall double shower tiled floor to ceiling with additional hand held shower attachment, panel bath to include separate hand held shower attachment, His and Hers wash hand basins with vanity units under, close coupled W/C, tiled splash backs, tile effect flooring, airing/storage cupboard.

Bedroom Two
12'6" x 11'8" (3.82 x 3.56)
UPVC double glazed window to front aspect with lovely field views.

En-Suite to Bedroom Two
6'7" x 5'6" (2.02 x 1.69)
Refitted. Obscure UPVC double glazed window to front aspect, Amazon rainfall double shower with extra hand held shower attachment tiled floor to ceiling, wash hand basin with vanity units under and close coupled W/C, tiled splash backs, electric shaver point, tiled flooring.

Bedroom Five
11'7" x 8'6" (3.55 x 2.61)
UPVC double glazed window to rear aspect.

Family Bathroom
6'7" x 5'6" (2.02 x 1.70)
Obscure UPVC double glazed window to rear aspect, white suite comprising of panel bath with hand held shower attachment over, wash hand basin with vanity unit under and close coupled W/C.

Second Floor Landing
Double glazed Velux window to rear, dog leg stairs down to first floor landing, ceiling smoke alarm, storage cupboard.

Bedroom Three
17'8" x 11'10" (5.40 x 3.61)
Triple aspect. UPVC double glazed window to front aspect with field views, UPVC double glazed Velux window to rear aspect, UPVC double glazed window to side aspect.

Bedroom Four
10'10" x 10'5" (3.31 x 3.19)
Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, loft hatch entrance, storage cupboard.

Shower Room
7'6" x 6'11" (2.29 x 2.11)
Double glazed Velux window to rear aspect, double shower tiled floor to ceiling with extra hand held shower attachment, wash hand basin with vanity unit under and close coupled W/C, tiled splash backs.

Front Garden
Established shrubs, trees and bushes, electric vehicle charging point, decorative stones, security lighting.

Rear Garden
Landscaped. Artificial lawn, two patio areas, decked area, raised borders, established plants, shrubs and trees, water butt, outside tap, external power sockets, decorative stones, fully surrounded by wooden panel fencing, wooden gates on either side leading to front access.

Double Garage
Double garage with electric roller shutter doors, power and light connected, security lighting, off road parking for up to five vehicles.

Agents Notes
Local Authority; North Northamptonshire Council
Tax Band; G

The solar panels are owned and provide a discount towards bills.

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Local Area Information Mawsley Village
Mawsley is a modern village and civil parish in North Northamptonshire, situated south-west of Kettering and close to the A43. Although it is a relatively new settlement, planned from the 1990s and developed from 2001 onwards, it was designed to create the character and feel of a traditional Northamptonshire village. The village has winding streets, attractive green spaces and good pedestrian routes, with a significant amount of open space including a recreation ground and natural and semi-natural areas. Its location provides a quiet rural setting while remaining within convenient reach of Kettering and the surrounding area.

A key feature of Mawsley is the range of facilities available within the village itself. These include a local shopping centre, Mawsley Village Surgery, Mawsley Dental Clinic and Mawsley Community Primary School, alongside The Centre at Mawsley, which provides meeting rooms, a main hall, lounge and bar and supports a wide range of community activities and events. The village also has numerous clubs, groups and activities, helping to create a strong community atmosphere. Its combination of modern housing, green spaces, local amenities and community facilities makes Mawsley distinctive among newer settlements in the area.























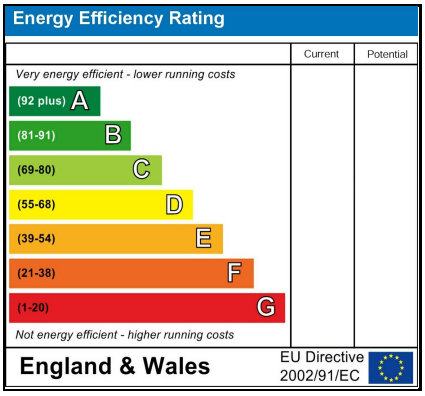














Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.