



Mawsley Lodge, Northamptonshire

OSCAR JAMES

# Mawsley Lodge

Mawsley

Northamptonshire

NN14 1SW

- Exclusive, edge of village home
- One of just 5 similar properties in the close
- Five double bedrooms
- Stunning kitchen family room
- Generous, south facing rear garden
- Double garage (partly converted to create home office)
- Sweeping driveway
- Immaculately presented throughout
- Realistically priced
- Viewing absolutely essential!

**An outstanding, edge of village, luxury home enjoying countryside views along with impressive accommodation and generous landscaped gardens, all of which can only be appreciated by way of an internal viewing.**

This beautiful property has been tastefully modernised and enjoys newly laid carpets throughout along with a fresh interior, it really is stunning. Each room offers a light and airy feel, each generous in proportion creating the perfect space for any growing family.



With accommodation over three floors, the internal layout comprises; welcoming entrance hall, large dual aspect lounge with feature fireplace along with a range of built in shelving / storage and also benefits from French doors leading into the rear garden.

The second reception room creates a perfect second sitting room / tv room or could also double up as a formal dining room if desired.

The kitchen really is the hub of the home here, it's a fabulous social space with a range of eye and base level units, central island and range of built in appliances. With plenty of space for a dining table, sofa and tv, its clear to see why the present owners spend most of their time here. There are also French doors leading into the rear garden.

To complete the ground floor there is also a utility room and WC.





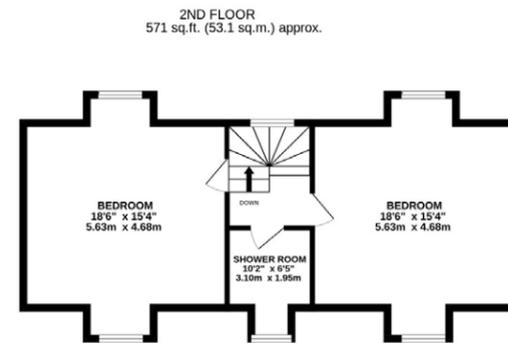
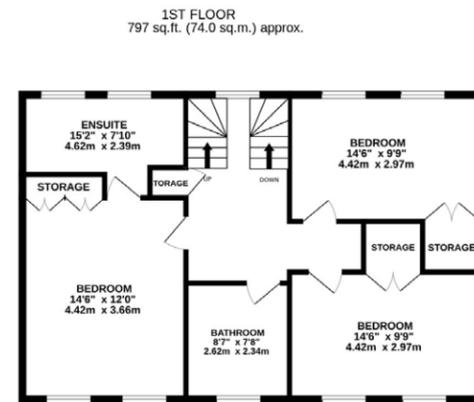
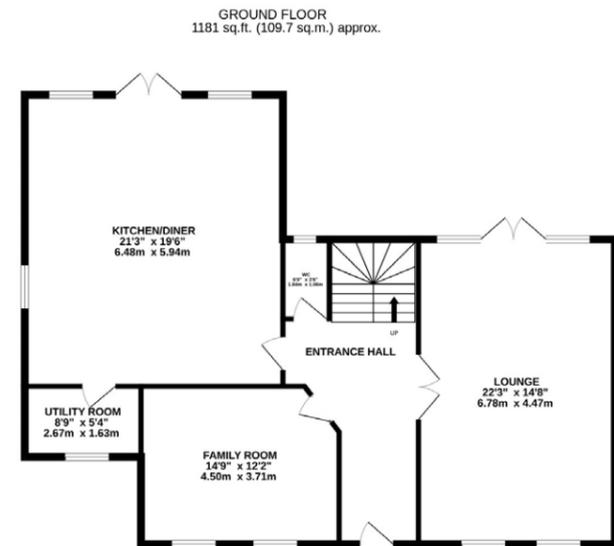
On the first floor you will find the master bedroom with a range of built in wardrobes along with luxuriously appointed ensuite bathroom. There are two further double bedrooms and the family bathroom also on this floor.

On the second floor expect to find two further double bedrooms and a shower room.



5  
Bedrooms





**TOTAL FLOOR AREA : 2549 sq.ft. (236.8 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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Outside, the south facing rear garden offers a high degree of privacy with a large patio perfect for al-fresco dining along with generous lawned area and some mature planted trees, there is access to the double garage part of which has been converted into a home office.

In addition, there is a large sweeping driveway providing parking for several cars.

The village of Mawsley provides a wide range of amenities on the doorstep, such as local shops, cafes, a doctors surgery, dental clinic and a primary school. There are also plenty of open green areas/playing fields, perfect for family walks and dog-walking. Mawsley is within a commutable distance to both Kettering and Northampton town centres, both offering further amenities and direct train routes to London.

Viewing is an absolute must!



# OSCAR JAMES

E S T A T E   A G E N T S



336 Wellingborough Road Northampton, NNI 4ES

T: 01604 622722 E: [northampton@oscar-james.com](mailto:northampton@oscar-james.com)

[www.oscar-james.com](http://www.oscar-james.com)