

10 Padmans Close  
Mawsley  
Kettering  
NN14 1SQ

£400,000 offers in excess of



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

A property with so much to offer... plot, garden, size, condition and location!

This property is very well presented both internally and externally and must be viewed to be appreciated.

The accommodation on the ground floor consists of an entrance hall with storage cupboard, a spacious lounge with dual aspect windows, a dining room with French doors leading out to the garden, cloakroom and refitted high gloss kitchen with numerous storage cupboards and plenty of work top space as well as an integrated dishwasher and range oven.

To the first floor the four bedrooms are all well proportioned and very well presented, the master benefits from fitted wardrobes and a superb refitted

ensuite shower room. A family bathroom services the remaining bedrooms.

Outside there are gardens front and side, both making the plot feel generous, the side, main garden is a great size with huge patio area and raised lawn which has been planted with wild meadow turf for those who love nature and want to encourage wildlife.

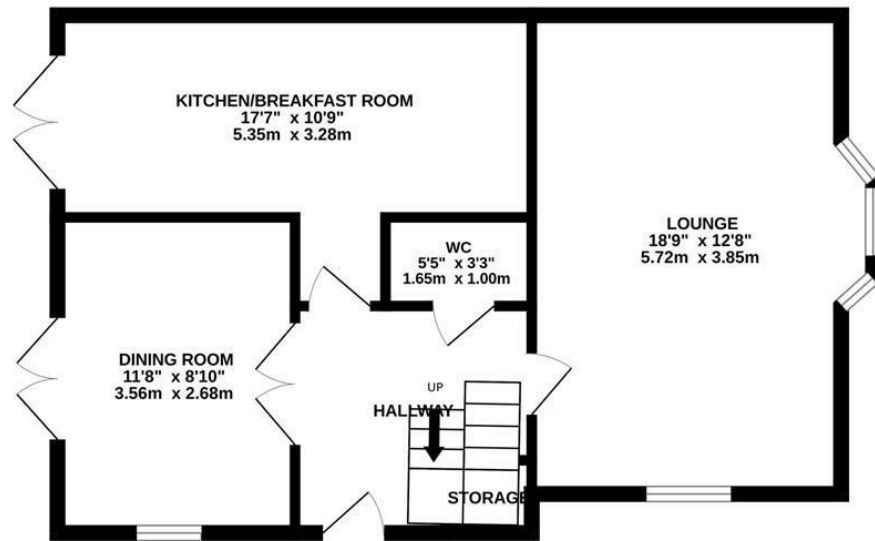
Expect also to find a single garage with off road parking for two vehicles and a courtesy access door.

Call sole agents Oscar James Kettering to make arrangements to view this fabulous home!

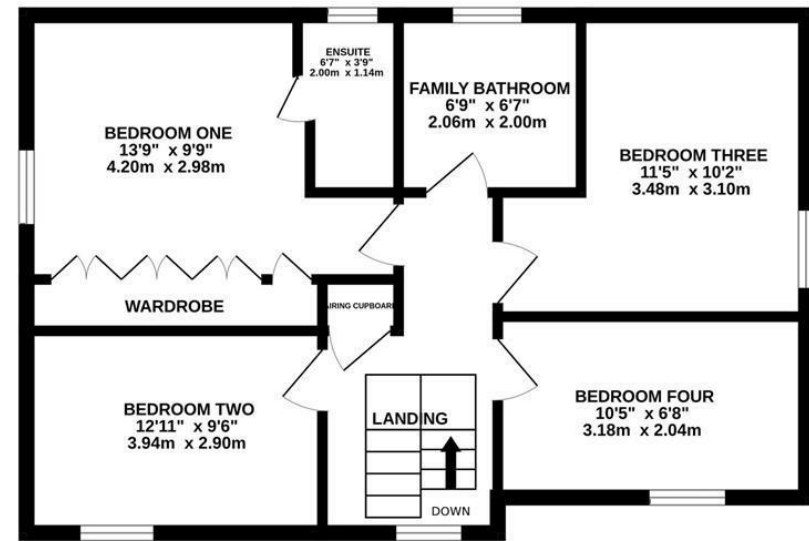
...expect excellence

# Floor Plan

GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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## AT A GLANCE...



Two reception rooms



Refitted kitchen



Four bedrooms



Family bathroom, cloakroom and refitted ensuite



Superb garden



Single garage and off road parking





# SELLER'S SECRET

We very much hope the new owners are happy here. The garden for us has been especially good and we have made great use of it over the years.



*Why we like it....*

This is a lovely home, only three of the type in Mawsley with arguably the best position. A definite must view home!

*To buy or not to buy....*

# OSCAR JAMES

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