

2 Padmans Close.  
Mawsley  
NN14 1SQ

£475,000



OSCAR JAMES

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# WHAT'S GREAT?

An outstanding, much improved and impressive FIVE double bedroom detached family home which must be seen to be appreciated!

Having been extensively improved and extended by the current owners this home provides welcoming, versatile and spacious accommodation, now set over three floors with a very well designed and complimentary loft conversion.

In brief the accommodation on the ground floor consists of an entrance hall, lounge of superb proportions, dining room/study/snug, cloakroom and a stunning newly renovated and extended kitchen/diner/family room and utility room which creates the perfect central hub of the home for all the family to enjoy.

The second floor has been reconfigured by means of creating a huge, front to back master bedroom with dressing area and refitted ensuite shower room, two further double bedrooms can be found on this floor, one of which also benefits from a refitted ensuite shower room and a refitted family bathroom services the remaining bedroom. An additional staircase leads up to the

second floor which provides two further double bedrooms and a shower room.

There are plenty of key features to mention within this home, to highlight some, the refitted kitchen is stunning with a lantern vaulted ceiling with feature lighting and integrated appliances, bi folding doors open the room completely out into the garden space bringing the outside in, refitted UPVC double glazing makes a huge difference from the original wooden ones fitted, bathrooms, cloakroom and ensembles have been refitted, a recessed wood burner in the lounge is ideal for cosy evenings in and there is ample storage throughout the property which is needed for a busy household.

Outside there are low maintenance beds with flowers and shrubs to front and the rear garden is a great size, secluded and renovated with porcelain tiled patio, summerhouse/cabin and gated access to the single garage and off road parking for at least two vehicles.

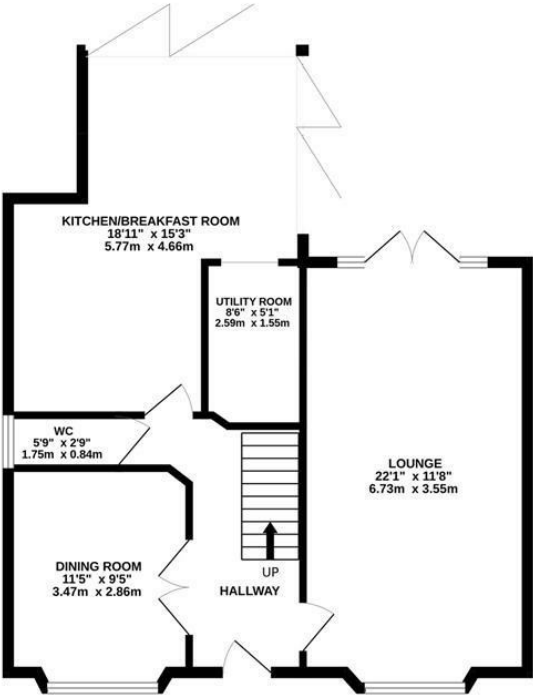
Call Oscar James Kettering!

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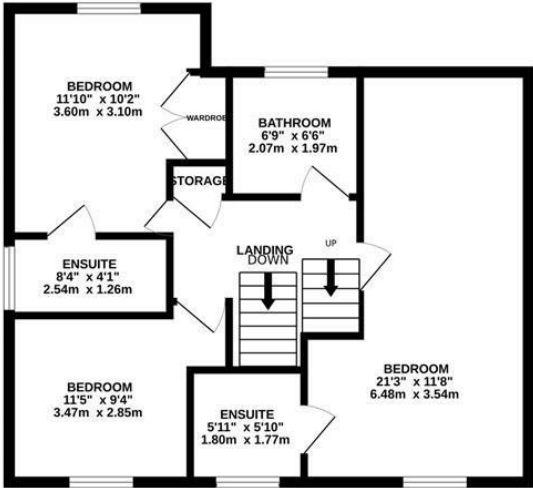


# Floor Plan

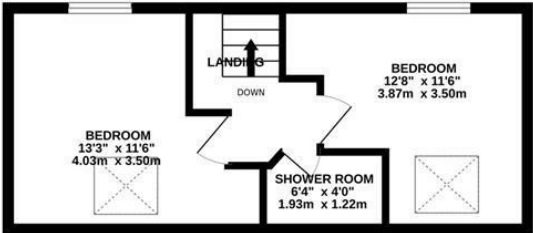
GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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...



Three reception rooms



Superb refitted kitchen



Five bedrooms



Refitted bathroom, two ensembles, shower room and cloakroom



Excellent size secluded garden



Single garage and off road parking









# SELLER'S SECRET

As our family home we have been extremely happy here over the years, the village has been a perfect place and area to bring up our children and it will certainly be hard to leave but the time is right to do so. We have seen an alternative home we would ideally like to proceed with if everything comes together as hoped, that property will be end of chain.



## Why we like it....

This is a gorgeous, gorgeous property which must be viewed to appreciate all it has to offer. We are delighted to represent the lovely owners and will very much look forward to showing prospective purchasers around.

To buy or not to buy....

# OSCAR JAMES

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