

51 Old Gorse Way
Mawsley
NN14 1GJ

£375,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

This beautifully presented three bedroom detached home situated in the ever popular Mawsley Village must be viewed to appreciate the excellent layout and size.

There are very few examples of this house type within the Village thus making it one to view for sure, the accommodation comprises of a generous hallway with cloakroom and storage cupboard, a lounge with French doors leading out to the garden, a second reception room which would make an ideal formal dining room, play room or large home office and finally on the ground floor expect to find a spacious and refitted kitchen/diner with ample room for a large dining table to entertain friends and family. The kitchen itself benefits from integrated appliances including fridge/freezer, dishwasher, washing machine, double oven and hob.

To the first floor to make this home stand out from the rest the bedrooms are all

very well proportioned and can all be used as doubles, the master is a lovely, large, bright room with fitted wardrobes and ensuite shower room, the second bedroom benefits from fitted wardrobes also and a family bathroom services the remaining two bedrooms with an airing cupboard completing this floor.

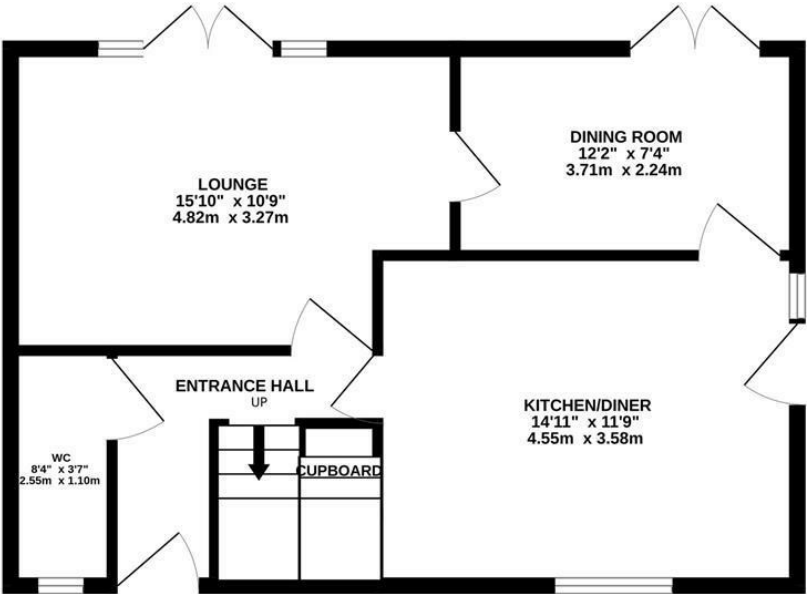
Outside expect to find a very well manicured lawn to the front, enclosed by wrought iron railings with flower bed borders, gated access to the rear, single garage and two off road side by side parking spaces. Another key feature of this home is the rear garden, for the area the garden is a great size and is also very secluded, there is a pergola providing shade and cover over a patio area and retaining brick walling provides further privacy and security.

Call the delighted sole selling agents Oscar James Kettering to make arrangements to view this lovely home.

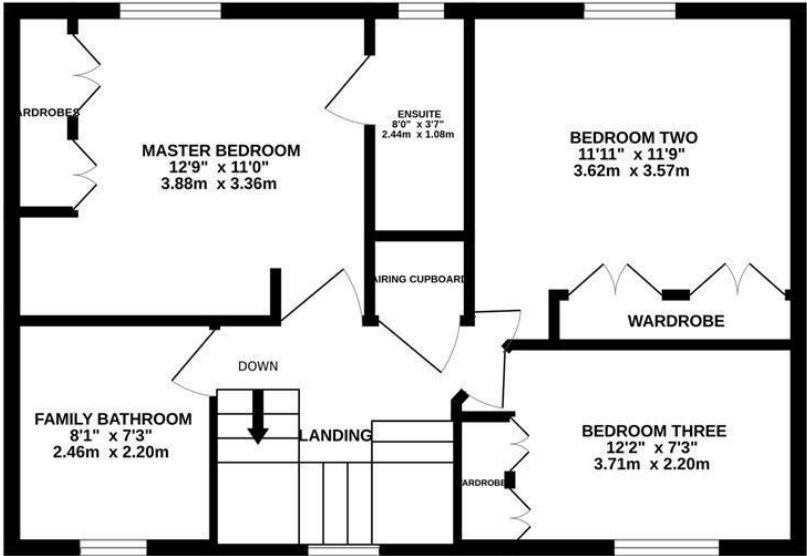
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Floor Plan

GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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AT A GLANCE...



Two reception rooms



Refitted kitchen



Three double bedrooms



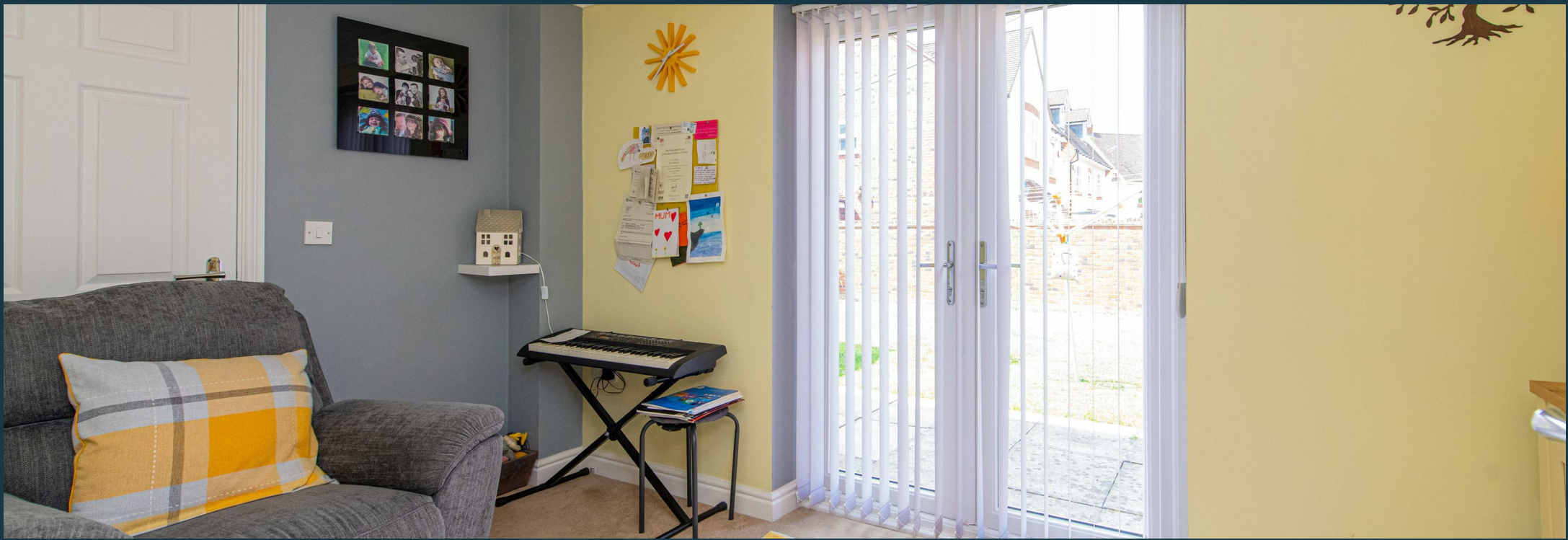
Family bathroom, ensuite to master and cloakroom



Secluded and generous garden



Single garage and off road parking for two vehicles





SELLER'S SECRET

Without a doubt this is a big move for us but the time feels right if everything falls into place. We have seen a fabulous property that suits us so much we decided we would see if we could make it our own, hence the reason for selling. We lovely Mawsley as somewhere to live, we can highly recommend it for those considering a move here.



Why we like it....

This is a gorgeous property, size and layout works very well and its sits in a lovely corner plot with a superb garden, a must view home, no question!

To buy or not to buy....

OSCAR JAMES

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