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# Loddington Way, Mawsley, NN14 1GE

£365,000 - Offers Over Town House



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are pleased to offer for sale this beautifully presented family home. The property has been lovingly improved by the current owners and benefits a full refurbishment throughout.

## Features & Utilities

- ✓ Three Bedroom Family Home
- ✓ No Onward Chain
- ✓ Immaculately Presented
- ✓ Beautifully Maintained Rear Garden
- ✓ Off Road Parking
- ✓ Single Garage



# Property Overview

Jackson Grundy are pleased to offer for sale this beautifully presented family home. The property has been lovingly improved by the current owners and benefits a full refurbishment throughout. Set over three floors the accommodation comprises welcoming reception hall with a recently fitted contemporary wood burner, dining room/snug with bay window opening through to the kitchen/breakfast room with access to the utility and WC. On the first floor there is a generous lounge with bay window and feature fireplace, bedroom two and bathroom. Then, on the second floor sits the primary bedroom, en-suite, shower room and bedroom three. All bedrooms benefit from built in wardrobes and the ground floor boasts Amtico flooring throughout. Externally this well proportioned home enjoys the most glorious garden bursting with colour and variety. A drive and garage complete this property which also benefits from no onward chain. EPC Rating TBC. Council Tax Band D.

## ENTRANCE HALL

Enter via composite door. Stairs to first floor with storage cupboard below. Contemporary wood burner on a slate hearth with tiled back plate. Amtico flooring throughout the ground floor. Door to:

## SNUG / DINING ROOM 3.71m x 2.77m (12'2" x 9'1")

Bay window to front elevation. Radiator. Archway to:

## KITCHEN / BREAKFAST ROOM 4.83m x 2.77m (15'10" x 9'1")

Double glazed patio doors with adjoining picture windows both sides. Radiator. Fully refitted kitchen area with Shaker style base and wall mounted units with work surface over. Stainless steel one and a half sink and drainer unit with mixer tap. Integrated double oven with five gas ring hob over with extractor hood. Space for American fridge freezer. Opening to dining area. Spotlights to ceiling. Door to:

## UTILITY ROOM

Double glazed window to rear elevation. Base and wall units for storage. Work surface with inset stainless steel sink unit. Wall mounted boiler. Space and plumbing for washing and tumbler dryer. Door to:

## WC

Suite comprising wall mounted wash hand basin and dual flush WC.

## FIRST FLOOR LANDING

Dogleg stairs to second floor. Doors to lounge, bedroom two and bathroom.

## LOUNGE 3.71m x 4.62m (12'2" x 15'2")

Double glazed bay window to front elevation. Two radiators. Amtico flooring. Feature fireplace with inset fire.

## BEDROOM TWO 2.64m x 4.01m (8'8" x 13'2")

Two double glazed window to rear elevation. Radiator. Two built in wardrobes.

## BATHROOM 2.08m x 1.68m (6'10" x 5'6")

Obscure double glazed window to side elevation. Three piece suite comprising of WC, wash hand basin and panelled bath with mixer taps and stainless steel shower head. Fully tiled walls.

## SECOND FLOOR

## BEDROOM THREE 2.69m x 4.01m (8'10" x 13'2")

Two double glazed window to rear elevation. Radiator. Two built in wardrobes.

## BEDROOM ONE 3.20m x 4.01m (10'6" x 13'2")

Two double glazed window to front elevation. Radiator. Two built in wardrobes. Door to:

## EN-SUITE

Three piece suite comprising of WC, wash hand basin in vanity unit and shower cubicle with stainless steel shower.

## OUTSIDE

## FRONT GARDEN

A generous size driveway leading to off road parking for two vehicles and access to a single garage.

## REAR GARDEN

A beautifully established rear garden boasting a variety of shrubs, plants and trees with timber fencing, a porcelain slabbed patio area and a courtesy



gate with access to the front.

## **MATERIAL INFORMATION**

Type – Town House

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

## **AGENTS NOTES**

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or

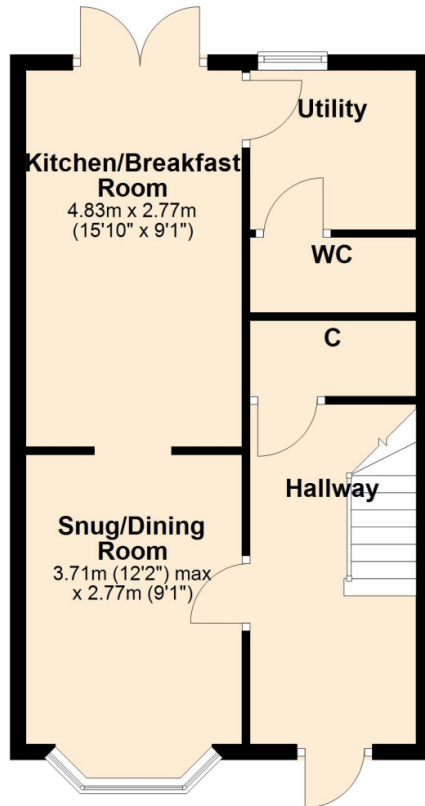
representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



# Floorplan

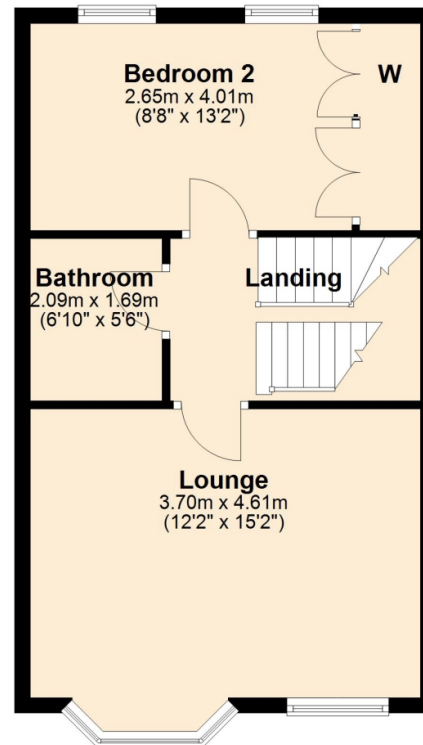
## Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



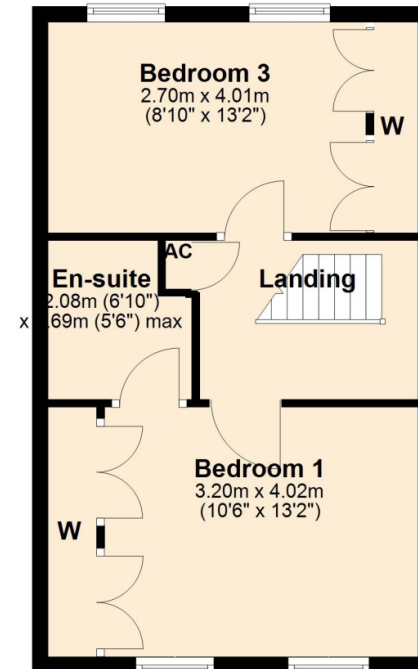
## First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



## Second Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 125.5 sq. metres (1351.2 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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