



## Butterside Down, Mawsley Lane, NN14 1LB

A fabulous individually designed detached bungalow built in 1998 in the most enviable rural location with ultra fast fibre broadband. The magnificent plot of just over one acre slopes down to a shallow stream and enjoys a southerly aspect to the rear over open countryside. The property has been constructed of Wroxton quarried hand dressed stone with machined stone quoins and a Rosemary clay tiled roof. The property is very deceiving from the outside presenting a modest appearance that is quickly dispelled as you walk through the property. There are superb views over the landscaped garden and open countryside. The accommodation offers modern PVC double glazing with matching casements, central heating, oak fitted kitchen with AGA, living room with log burner and luxurious shower room and en suite bathroom. The extensive garden features a summer house with patio; there is a separate kitchen garden with green house. The garage and workshop could easily be incorporated into the accommodation at modest expense - it would make a terrific annex. There is plenty of room within the plot to provide further garaging. The loft space is of epic size being over 67 feet wide and having good depth as well as height; there is therefore considerable further potential to develop the property subject to any necessary consents.

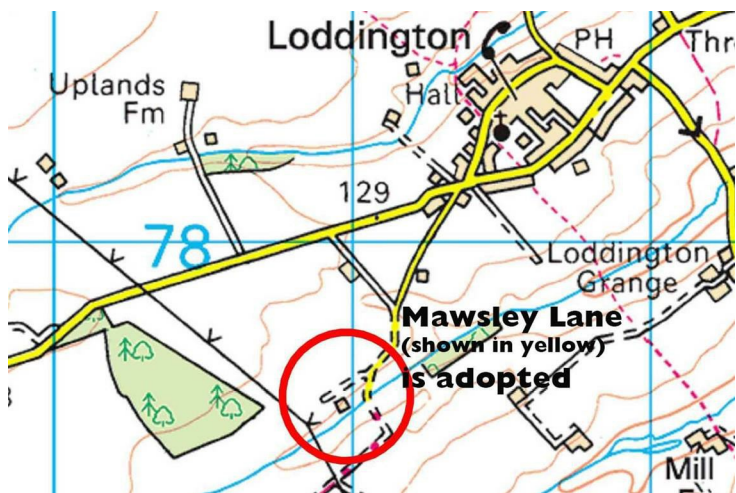
**Tenure: Freehold**  
**Energy Rating: D**

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## Location

Loddington is a highly sort after Northamptonshire village. Butterside Down is situated half a mile to the south of the village with 2 other individual homes surrounded by open countryside. Mawsley Lane is adopted. The property is within easy reach of the A14 (A1/M1 link) and convenient for both Kettering and Market Harborough. Both towns have fast services to London, St Pancras (Kettering about 1 hour). The village is situated about 3 miles to the west of Kettering. Rothwell is a small town situated about 3 miles to the north on the other side of the A14 which is easy to access and offers a variety of shops for every day needs and good range of places to eat. There is free parking on the historic Market Square where there are many fine stone buildings.



## Front Porch

14.24 x 1.3 (46'8" x 4'3")

## Hallway

2 wide (6'6" wide)

Modern composite entrance door. The rest of the accommodation has modern white uPVC double glazed windows with matching casements. Ring door bell. Hive heating controls.

## Study

2.35 x 2.36 (7'8" x 7'8")

## Cloakroom/wc

2.35 x 1.15 (7'8" x 3'9")



## Living Room

5.25 x 5 (17'2" x 16'4")

Stovax Riva 66 wood burner. Terrestrial TV sockets to living room, garden room and bedrooms.



## Garden Room

5.25 2.92 (17'2" 9'6")



## Sun Trap Patio

Making the most of the southerly rear aspect





### Dining Room

3.35 x 3.63 (10'11" x 11'10")



### Breakfast Kitchen

4.55 x 4.28 (14'11" x 14'0")

Beautifully fitted with Oak fronted units (solid oak and oak facings). Island unit 1.75 x 1.25 (5'8" x 4'1")



### Aga with Companion

Aga with companion including electric hob and AIMS (2 ovens + 2 ovens)



### Utility Room

2.21 x 3.55 (7'3" x 11'7")



### Bedroom 1

3.9 + ward. x 3.05 (12'9" + ward. x 10'0")



### En Suite Bathroom with Shower

3.55 x 2.55 (11'7" x 8'4")

Drencher shower head, under floor heating



### Bedroom 2

4.55 x 2.75 (14'11" x 9'0")





### Bedroom 3

3.55 x 2.3 (11'7" x 7'6")



### Shower Room

3.55 x 1.65 (11'7" x 5'4")

Drencher shower head, under floor heating



### Double Garage

6.31 x 6.29 (20'8" x 20'7")

Oil fired boiler, 2 remote control sectional doors

### Workshop

4.72 x 4 (15'5" x 13'1")

Access to extensive loft space

### Outside wc

1.3 x 1.8 (4'3" x 5'10")

### Integral Store

### Services

Mains Water and separate private water supply, from a nearby spring, for the garden, Gigaclear fibre broadband, mains electricity. Foul drainage is to a Klargestor located within the grounds. Oil storage tank located in the grounds supplying boiler located in the garage providing central heating and hot water. Pressurised hot water system with large tank with twin immersion heaters located in the loft.

### Outside

Extensive private parking and turning area to front. The drive leading past Wroxton Lodge is in the ownership of Butterside Down and Evergreen Lodge also has a right of way. The three

properties contribute to various sections of this part of the drive. The total plot including the drive extends to approx. 1.1 acres (0.457 Ha) as determined from proprietary mapping software using Land Registry Title data. We have not measured the land on the ground and if this matter is of particular importance we recommend that buyers instruct their own land surveyor. Mower shed hidden amongst the trees at the side of the property with power.

### Gardens



### Summer House with Patio

light and power

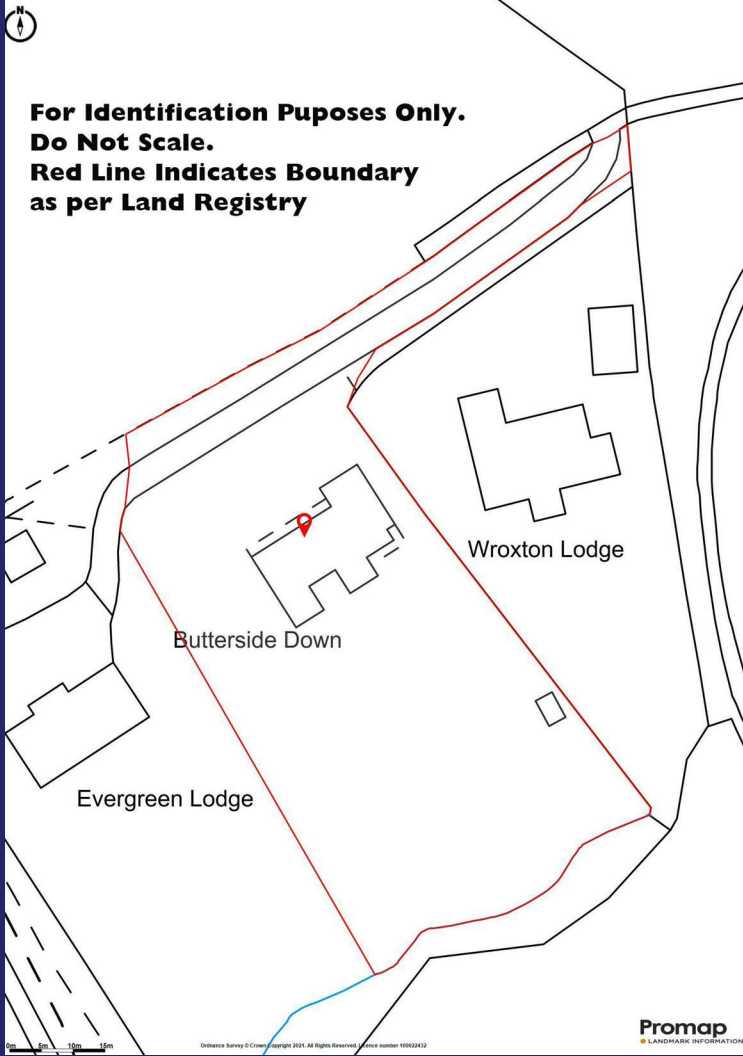


### Kitchen Garden

There is a private water supply with extensive pumped irrigation system supplying strategic areas of the garden, including a wheeled sprinkler, from a tank located in the vegetable garden where there is also a pump house.

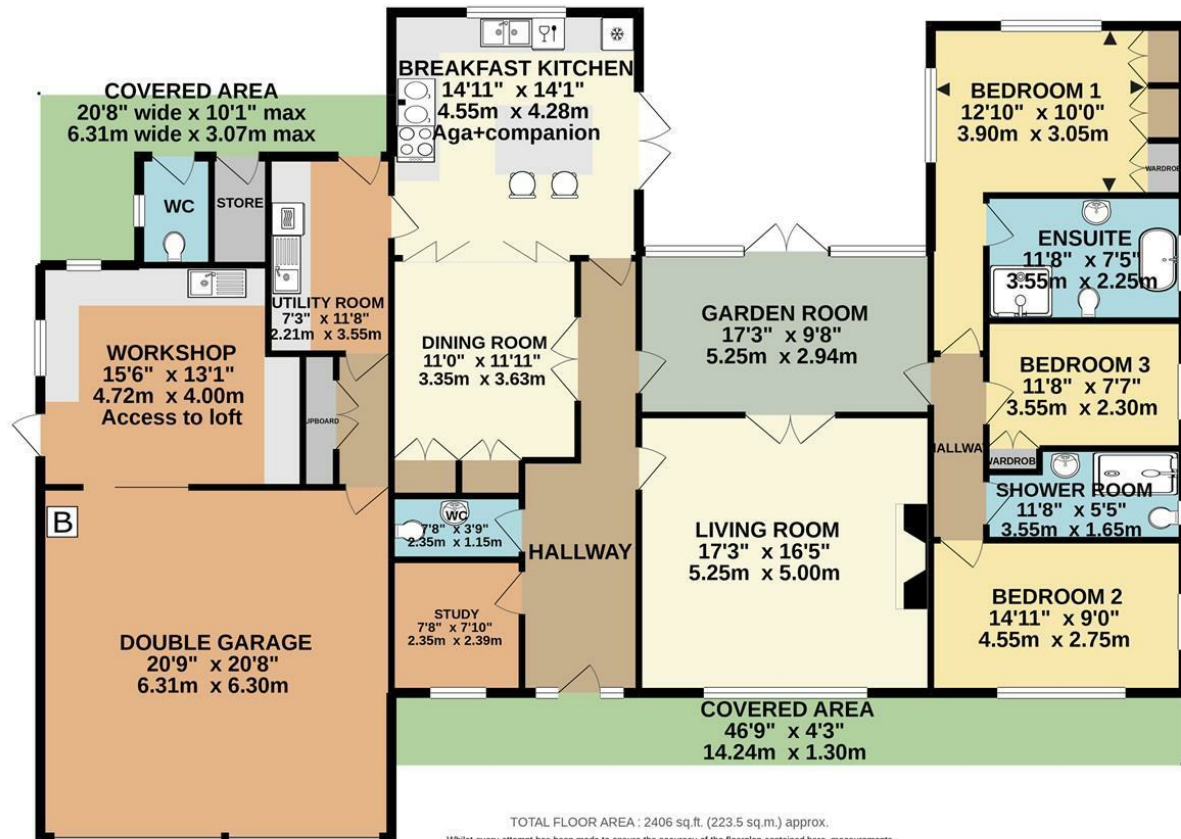








# GROUND FLOOR 2406 sq.ft. (223.5 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
	64	75	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
	60	71	

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