



Pasteur Close, Northampton **Freehold** £375,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  C  D

- Four Bedroom Detached House
- Garage & Driveway
- Ensuite to Master Bedroom
- Utility Room
- Downstairs WC
- Two Large Reception Rooms
- Beautifully Presented Throughout
- Modern Fitted Kitchen & Bathroom Facilities

10 out of 10! We award top marks for the condition and presentation of this attractive four bedroom detached home which has been thoughtfully extended on the ground floor by the current owners. Further highlights include a large meticulously maintained rear garden, off road parking and a garage.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Under stairs storage cupboard.

CLOAKROOM

Suite comprising a vanity wash hand basin and WC. Frosted window to front aspect.

LOUNGE 16'7 plus bay x 10'7 (5.05m x 3.22m)

Bay window to front aspect. Gas fireplace with marble hearth and surround. Wall lighting.

KITCHEN 10'2 x 12'5 (3.09m x 3.78m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Corner cupboard with sliding style system. Breakfast bar. Under unit down lighting. Sink unit with mixer tap over. Integrated appliances to include; an eye level double oven, inset hob with extractor over and slim line dishwasher. Inset spotlighting. Window to rear aspect.

UTILITY ROOM 7'5 x 8'6 (2.26m x 2.59m)

Fitted with modern units to base with contrasting work surfaces over. Lada style pull out cupboard. One and a half bowl sink and drainer unit. Plumbing and space for washing machine. Space for American style fridge / freezer. Central heating boiler. Window to rear aspect. Door to side aspect.

DINING / FAMILY ROOM 22'11 x 8'2 (6.98m x 2.48m)

Window to rear and side aspect. French style doors opening to the rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Airing cupboard.

BEDROOM ONE 10'2 plus bay x 10'10 plus wardrobe (3.09m x 3.30m)

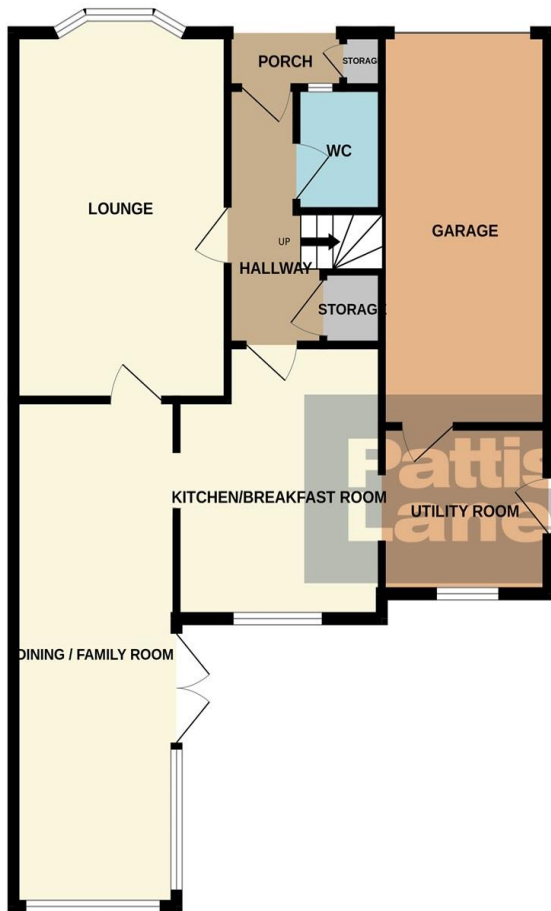
Bay window to front aspect. Fitted wardrobe.

EN SUITE

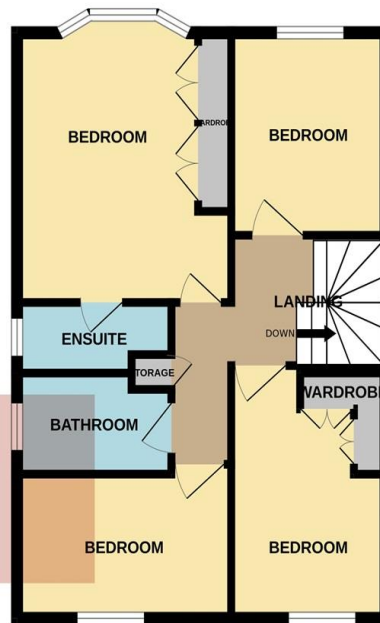
Modern fitted suite comprising a shower enclosure, vanity wash hand basin and WC. Wall mounted vanity units. Frosted window to side aspect.



GROUND FLOOR



1ST FLOOR



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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BEDROOM TWO 12'5 x 8'4 (3.78m x 2.54m)
Window to rear aspect. Fitted wardrobe.

BEDROOM THREE 8'6 x 8'8 (2.59m x 2.64m)
Window to front aspect.

BEDROOM FOUR 10'11 x 6'6 plus recess (3.32m x 1.98m)
Window to rear aspect.

BATHROOM

Modern fitted suite comprising a bath with shower screen and shower over, vanity wash hand basin and WC. Inset spotlighting. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN

Frontage with laid to decorative gravel with plants and Blossom tree. Side gate access to the rear garden. Storage cupboard within entrance porch.

GARAGE 17'7 x 8'3 (5.35m x 2.51m) & DRIVEWAY

Driveway leading to a single garage with electric roller doors. Personnel door into the utility room.

REAR GARDEN

Beautifully presented garden with laid to lawn, a paved patio / seating area, a raised decked area for further seating, fully stocked planted borders and a timber shed.

AGENT NOTE

Solar panels installed.

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