



Pattison  
Lane

Isham Road, Pytchley **Freehold** £340,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

 **3**  **1**  **C**  **B**

- Three Bedroom End Terrace House
- Ample Off Road Parking
- Two Reception Rooms
- Utility Room
- En Suite To Master Bedroom

Set in an idyllic position within the fantastic village of Pytchley with fields both to the front and at the rear. Further highlights to include an en suite to the master bedroom, two reception rooms, open plan living kitchen diner, and a large enclosed rear garden with a summer house.





#### ENTRANCE HALL

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

#### LOUNGE 15'1 x 10'4 (4.59m x 3.14m)

Window to front aspect.

#### KITCHEN / DINING / FAMILY ROOM 15'10 max x 17'6 max narrowing 8'10 (4.82m x 5.33m narrowing to 2.69m)

Fitted with a range of units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and a half bowl sink and drainer unit with mixer tap over. Integrated appliances to include; two single integrated ovens and inset hob with cooker hood over. Space for fridge / freezer. Inset spotlighting. Window to rear aspect. French style doors opening to the rear garden.

#### RECEPTION ROOM 8'9 X 10' (2.66m x 3.04m)

Double doors opening to the kitchen / dining area.

#### UTILITY ROOM 7' x 5'4 (2.13m x 1.62m)

Plumbing and space for washing machine and tumble dryer. Space for fridge / freezer. Wash hand basin and WC. Extractor fan.

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Window to front aspect. Access to loft.

#### DOUBLE BEDROOM ONE 15'11 x 13'11 (4.85m x 4.24m)

Window to front aspect with fantastic field views. Fitted wardrobes. Door to:

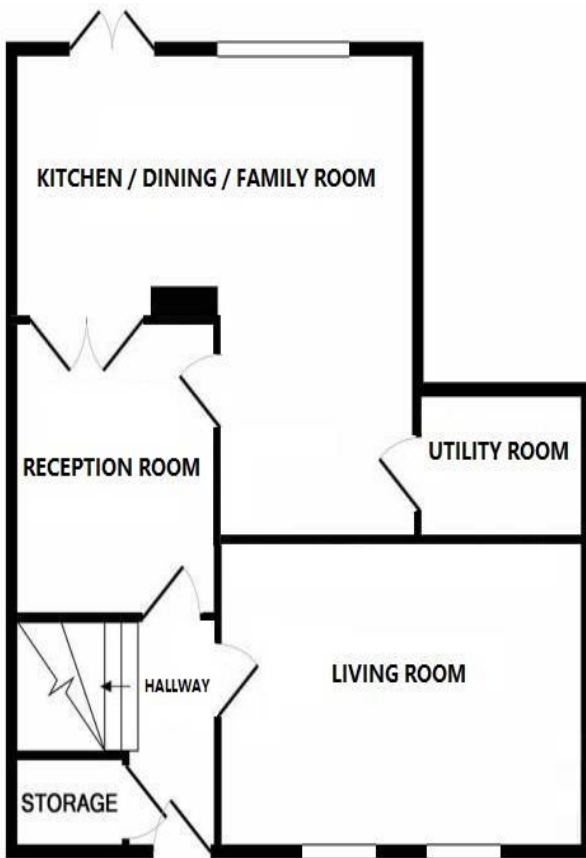
#### EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC. Extractor fan. Frosted window to rear aspect.

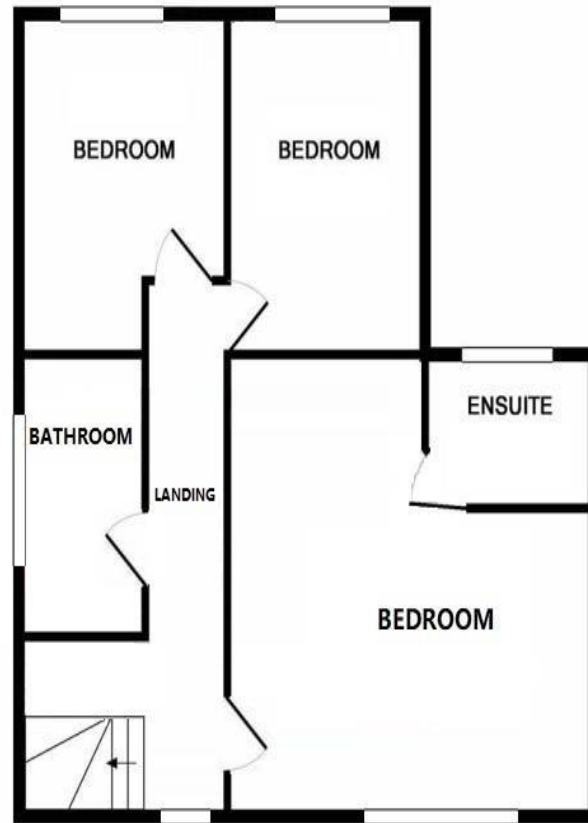
#### DOUBLE BEDROOM TWO 10'1 x 8'8 (3.07m x 2.64m)

Window to rear aspect with garden and field views.





GROUND FLOOR



1ST FLOOR

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**DOUBLE BEDROOM THREE 10'5 x 8'5 (3.17m x 2.56m)**  
 Window to rear aspect with garden and field views.

**BATHROOM**

Suite comprising a panelled bath, wash hand basin and WC. Frosted window to side aspect.

**OUTSIDE**

**FRONT GARDEN / DRIVEWAY**

A large driveway providing off road parking for multiple cars with access to the main front door and side gate access.

**REAR GARDEN**

Enclosed by timber fencing the garden is separated into three sections, with a paved patio seating area, laid to lawn area and a further lawn area with paving, a storage shed and a large summer house which is currently separated into two rooms with electric points, lighting and double patio doors from each room out onto a further patio. Outside water tap. Outside shower with hot and cold water supply which is ideal for pets

To view this property call Pattison Lane on:  
**01536 524425**



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