



Pattison
Lane

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Price: £320,000

Meissen Avenue, Desborough

This large three bedroom Springfur built detached home is Located on a private cul-de-sac which faces Harrington Road and is offered to the market with NO ONWARD CHAIN. Viewing advised.

- Three Bedroom Detached
- NO ONWARD CHAIN
- Garage & Driveway
- Utility Room & Downstairs WC
- Conservatory
- En Suite To Master Bedroom
- Private Rear garden
- Bay Fronted

Tenure: Freehold
EPC Rating: C



ENTRANCE HALL

Reached via main front door. Side screen window to front aspect. Stairs rising to first floor landing. Under stairs storage cupboard. Additional storage cupboard.

CLOAKROOM

Suite comprising a wash hand basin and low level WC. Window to front aspect.

LOUNGE 10'11 x 13'1 plus bay (3.32m x 3.98m)

Bay window to front aspect. Electric fireplace with wooden surround.

DINING ROOM 11' x 9'1 (3.35m x 2.76m)

Doorway opening to:

CONSERVATORY 9'3 x 12'6 (2.81m x 3.81m)

Of brick and Upvc construction with windows to the rear garden. Tiled flooring. French style doors opening to side aspect.

KITCHEN 9'4 x 13'9 (2.84m x 4.19m)

Fitted with a range units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Free standing Rangemaster cooker. Tiled flooring. Window to rear aspect. Doorway to:

UTILITY ROOM 8'9 X 6'10 (2.66m x 2.08m)

Fitted with units to base and wall with contrasting work surfaces over. Sink and drainer unit. Plumbing and space for washing machine and dishwasher. Tiled flooring. Window and door to rear aspect. Door into garage.

FIRST FLOOR LANDING

Storage cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 11'1 x 12' (3.37m x 3.65m)

Window to front aspect. Wall mounted fitted furnishing. Door to:

EN SUITE 9'3 x 5'3 (2.81m x 1.60m)

Suite comprising a double shower enclosure, glass base wash hand basin and low level WC. Heated chrome towel radiator. Frosted window to front aspect.

BEDROOM TWO 10'2 X 11'1 max

Window to rear aspect.

BEDROOM THREE 9'5 x 7' (2.87m x 2.13m)

Window to rear aspect.

BATHROOM

Suite comprising a panelled bath with hand held shower attachment, wash hand basin and low level WC. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN

Maintained frontage with laid to lawn, planted shrubs and decorative stone. Outside lighting.

GARAGE & DRIVEWAY

Hard standing driveway leading to a garage with up and over door. Door into utility room.

REAR GARDEN

Enclosed garden which is mainly laid to lawn with established planted areas, a paved patio / seating area a timber shed and a greenhouse.

AGENTS NOTE:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Pattison Lane has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Pattison Lane has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.
 Ref: DPL100867 - 0002



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FREE MARKET APPRAISAL