



**Pattison
Lane**

Price: £450,000

Offers Over

Desborough Road, Rothwell

This substantial detached home boasts six large double bedrooms and is located only a moments' walk from Rothwell's beautiful town centre and is offered to the market with no onward chain. Viewing advised.

- Six Bedroom Detached Home
- Large Garage
- Driveway
- Two En Suite Facilities
- Family Bathroom
- Close To Local Amenities
- Dressing Area to Master Bedroom
- Utility Room & Downstairs WC

Tenure: Freehold
EPC Rating: C
Council Tax Band: F



ENTRANCE HALL

Reached via main front door. Side screen windows to front aspect. Stairs rising to first floor landing.

CLOAKROOM

Suite comprising a wash hand basin and WC.

LOUNGE 12'1 x 17' plus bay (3.68m x 5.18m)

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

DINING ROOM 12'2 x 9'11 (3.70m x 3.02m)

French style doors opening to the rear garden. Open to:

KITCHEN / BREAKFAST ROOM 21'2 x 10'3 (6.45m x 3.12m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink unit with mixer tap over. Free standing double cooker with chimney style cooker hood over. Integrated eye level microwave. Inset spotlighting. Window to rear aspect. French style doors opening to the rear garden.

UTILITY ROOM

Fitted with units to base and wall with work surfaces over and tiled splashback surrounds. Sink unit with mixer tap over. Space for under counter appliances. Door to side aspect.

FIRST FLOOR LANDING

Airing cupboard. Doors to bedrooms and bathroom. Stairs rising to second floor landing.

BEDROOM ONE 13'8 x 14'7 (4.16m x 4.44m)

Window to front aspect. Doorway to dressing area and en suite.

EN SUITE

Suite comprising a corner shower enclosure, wash hand basin and WC. Heated chrome towel radiator.

BEDROOM FOUR 13'3 plus bay x 12'1 (4.03m x 3.68m)

Bay window to front aspect.

BEDROOM FIVE 13'8 x 12'1 (4.16m x 3.68m)

Window to rear aspect.

BEDROOM SIX 11'4 plus recess x 11'3 (4.45m x 3.42m)

Window to rear aspect.

BATHROOM

Four piece bathroom suite comprising a large shower enclosure, a panelled bath, wash hand basin and WC. Frosted window to rear aspect.

SECOND FLOOR LANDING

Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM TWO 12' plus recess x 17'9 (3.65m x 5.41m)

Velux window.

BEDROOM THREE 13'9 x 17'9 (4.19m x 5.41m)

Velux window.

BATHROOM

Suite comprising a shower enclosure, wash hand basin and WC. Velux window.

OUTSIDE

FRONT GARDEN

Enclosed by low level stone walling with iron spokes.

DRIVEWAY & LARGE GARAGE 13'8 x 15'10 (4.16m x 4.82m)

Block paved driveway for multiple cars with a large internal garage.

REAR GARDEN

Enclosed private garden which is mainly laid to lawn with a paved patio / seating area. Side gate access to the front of the property.



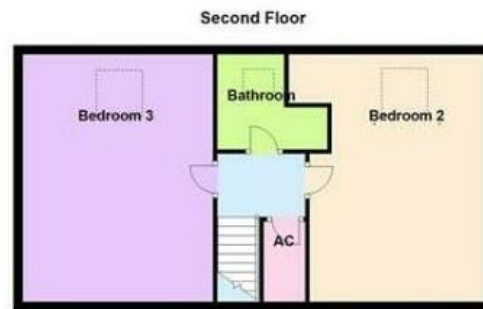


Illustration Purposes Only



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: Sharman Quinney 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: Sharman Quinney 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: DPL100911 - 0001

Selling your property?
**Contact us to arrange
 your FREE home valuation**
 01536 430527
 Desborough@pattisonlane.co.uk
 www.pattisonlane.co.uk



SCAN ME

