



**Pattison  
Lane**

# Price: £395,000

## The Ride, Desborough

This substantial detached home offers circa 2,000 square feet of accommodation to include five large bedrooms, three en-suites, a large kitchen diner and separate reception rooms. Viewing advised!

- Five Bedroom Detached Home
- Garage & Driveway
- Three En Suite
- Separate Reception Rooms
- Downstairs WC
- Kitchen / Breakfast Room
- Enclosed Rear Garden
- Popular Residential Location

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



#### ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

#### CLOAKROOM

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

#### LOUNGE 22'10 x 12'9 (6.95m x 3.88m)

Window to front aspect. French style doors opening to the rear.

#### DINING ROOM / STUDY 12' x 9' (3.65m x 2.74m)

Window to front aspect.

#### KITCHEN / BREAKFAST ROOM 14'8 x 13'5 (4.47m x 4.08m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over. One and a half bowl stainless steel sink and drainer unit. Integrated eye level double oven. Inset hob with chimney style cooker hood over. Plumbing and space for washing machine and dishwasher. Wall mounted central heating boiler. Under cupboard down lighting. French style doors opening to the rear garden.

#### FIRST FLOOR LANDING

Stairs rising to second floor landing. Two storage cupboards. Doors to bedrooms and family bathroom.

#### BEDROOM ONE 12' x 13'11 plus recess (3.65m x 4.24m)

Window to front aspect. Built in wardrobes. Door to:

#### EN SUITE

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

#### BEDROOM TWO 12'9 x 11'4 (3.88m x 3.45m)

Window to front aspect. Built in wardrobe. Door to:

#### EN SUITE

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

#### BEDROOM FIVE 9'11 max x 9'1 (3.02m x 2.76m)

Window to rear aspect. Airing cupboard.

#### BATHROOM

Suite comprising a panelled bath with mixer tap over and hand held shower appliance, wash hand basin and WC. Frosted window to rear aspect.

#### SECOND FLOOR LANDING

Doors to bedrooms.

#### BEDROOM THREE 17'9 x 12'9 (5.41m x 3.88m)

Windows to front and side aspect.

#### BEDROOM FOUR 17'9 max x 12'2 (5.41m x 3.70m)

Windows to front and side aspect.

#### JACK AND JILL SUITE

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

#### OUTSIDE

#### FRONT GARDEN

Frontage with low level hedgerow, laid to lawn and access to the main front door.

#### REAR GARDEN

Enclosed garden with a paved patio / seating area, laid to lawn with established shrub and plant borders and a timber shed.

#### GARAGE & DRIVEWAY

To the rear of the property with gated access to the rear garden.

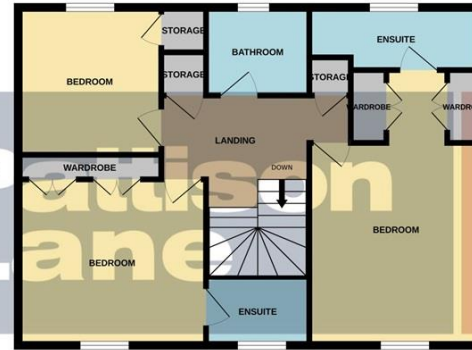




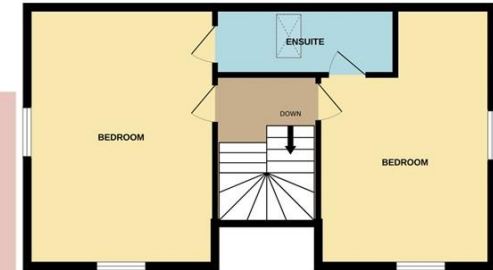
GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



2ND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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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Ref: DPL100934 - 0004

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