



**Pattison
Lane**

Price: £475,000

Cranesbill Close, Desborough

This substantial detached home occupies an enviable position on the edge of a popular development & has been heavily improved by the current owner to include; an additional floor accessed via an impressive staircase rising from the first floor landing. Viewing advised.

- Six Bedroom Detached Home
- Three En Suite
- Double Garage & Parking
- Two Reception Rooms
- Utility Room & Downstairs WC
- Large Kitchen / Dining Room
- Galleried Landings
- Landscaped Private Rear Garden

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



ENTRANCE HALL

Reached via main front door. Window to front aspect. Dogleg stairs rising to first floor landing. Gas fire with marble hearth and Adams style surround. Wall lighting. Karndean flooring.

CLOAKROOM

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

LOUNGE 15'8 x 15'5 plus bay (4.77m x 4.69m)

Bay window to rear aspect. Windows to side aspect. Gas fire with marble heart and Adams style surround. Karndean flooring.

STUDY 9'7 x plus bay x 12'2 (2.92m x 3.70m)

Bay window to front aspect. Karndean flooring.

KITCHEN / DINING ROOM 20'9 max x 13'3 max (6.32m x 4.03m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Breakfast bar. One and a half bowl sink and drainer unit with mixer tap over. Integrated appliances to include an eye level double oven, inset hob with cooker hood over, a fridge / freezer and dishwasher. Karndean flooring within the dining area. Windows to rear aspect. French style doors opening to the rear garden.

UTILITY ROOM

Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Plumbing and space for washing machine. Space for tumble dryer. Wall mounted boiler. Window to front aspect. Door to side aspect.

FIRST FLOOR GALLARIED LANDING

Dogleg stairs rising to second floor landing. Doors to bedrooms and bathroom. Airing cupboard. Windows to front aspect.

BEDROOM ONE 13'6 x 11'6 (4.11m x 3.50m)

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

EN SUITE

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

BEDROOM TWO 10' x 9'9 (3.04m x 2.97m)

Recess room with doors to bedroom and en suite. Window to rear aspect. Built in wardrobe.

EN SUITE

Suite comprising a shower enclosure, vanity wash hand basin, and WC. Shaver point. Frosted window to side aspect.

BEDROOM THREE 9'7 max x 12'3 (2.92m x 3.73m)

Windows to front aspect. Built in wardrobe.

BEDROOM FOUR 7'7 plus recess x 10'3 (2.31m x 3.12m)

Window to rear aspect. Built in wardrobe.

FAMILY BATHROOM

Suite comprising a panelled bath with hand held shower appliance, vanity wash hand basin, storage units and WC. Shaver point. Frosted window to front aspect.

SECOND FLOOR LANDING

Doors to bedrooms five and six. Skylight window.

BEDROOM FIVE 13'6 x 14' (4.11m x 4.26m)

Skylight windows. Fitted shelving and office desk. Inset spotlighting.

BEDROOM SIX 18' max x 15'2 max (5.48m x 4.62m)

Skylight windows. Fitted wardrobes. Inset spotlighting. Door to:

EN SUITE

Four piece suite comprising a double shower enclosure, a Jacuzzi style bath, wash hand basin and WC. Shaver point. Inset spotlighting. Skylight windows.

OUTSIDE

FRONT GARDEN

Enclosed by mature hedgerow with laid to lawn and a pathway leading to the main front door.

DOUBLE GARAGE & DRIVEWAY

(Access via Orchid Close) To the rear of the property secured by double gates. Two up and over doors. Power and lighting. Gated access to the rear garden.

REAR GARDEN

Enclosed garden which is mainly laid to lawn with established shrubs and trees, a paved patio / seating area and also a play area. Pathway leading to the double garage and driveway.





Illustration Purposes Only



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