



Pattison  
Lane

Dunkirk Avenue, Desborough **Freehold** £325,000

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Lane**

# Key Features

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- Three Bedrooms
- Separate Reception Rooms
- Kitchen/Breakfast Room
- Master Bedroom with Fitted Wardrobes
- Garage and Parking
- Extensive Rear Garden
- Popular Residential Location

Situated in a popular location in Desborough is this three bedroom detached home. Benefits include separate reception rooms, kitchen/breakfast room, off road parking and garage. The rear garden is extensive and well maintained. Viewing is essential to appreciate this property to the full.



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#### Entrance Porch

Of double glazed construction with windows to front and sides. Access to further front door with decorative glazed panel and side screen windows.

#### Entrance Hall 11' in length (3.35m)

Stairs rising to first floor landing with under stairs storage cupboard. Radiator.

#### Lounge 15' x 7'10 plus recess (4.57m x 2.38m)

Bay window to rear aspect. Feature fireplace with Adams style surround and inset living flame gas fire. Radiator. Dining Room 12'11 max x 11'11 plus bay (3.93m x 3.63m) Bay window to front aspect. Brick effect fire surround with wooden mantle and inset gas fire.

#### Kitchen/Breakfast Room 15'1 x 9' (4.59m x 2.74m)

A range of units to base and wall with work surfaces and tile splash back surrounds. Window to rear aspect. Door giving access to rear garden. Single drainer stainless steel sink unit with mixer tap over. Space for cooker. Space for fridge. Plumbing and space for automatic washing machine.

#### First Floor Landing

Airing cupboard.

#### Bedroom One 12'11 plus bay x 10'11 plus wardrobes (3.93m x 3.32m)

Bay window to rear aspect. A range of fitted wardrobes to one wall.

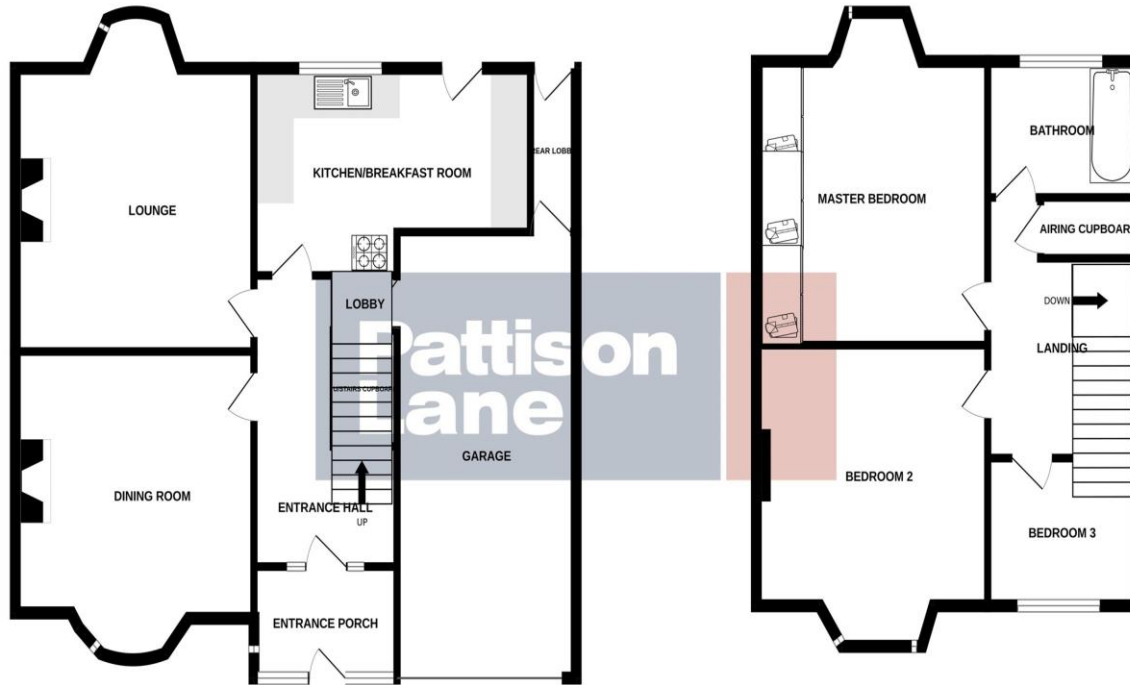
#### Bedroom Two 13' x 11'11 plus bay (3.96m x 3.63m)

Bay window to front aspect.



GROUND FLOOR

1ST FLOOR



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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Bedroom Three 7'11 x 6'8 (2.41m x 2.03m)  
Window to front aspect.

Bathroom 8'10 x 6'2 (2.69m x 1.87m)  
Suite comprising panel bath, vanity mounted wash hand basin and low level WC. Frosted window to rear aspect. Towel rail style radiator. Complementary ceramic tiling.

#### Front Garden

Dwarf walling with driveway approaching the garage and front porch. Gated access to rear garden.

Garage 20'3 x 9'5 (6.17m x 2.87m)

Up and over door to front. Personal door to rear lobby with door to rear garden.

#### Rear Garden

A large rear garden enclosed by fencing and mature hedgerow. The garden is laid to lawn with flowers and mature shrubs. Vegetable plot. Timber tool shed. To the rear of the property is a paved patio/outside seating space. The garden is extensive and well maintained.

#### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

To view this property call Pattison Lane on:  
**01536 430527**


# Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 430527

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