



**Pattison
Lane**

Price: £440,000

Harborough Road, Desborough

This substantial four bedroom detached home occupies a large plot and is presented in fantastic order throughout. Internally the property comprises of refitted bathrooms, a large refitted kitchen and a conservatory. Outside there is a driveway for several vehicles, a garage and a huge rear garden.

- Four Bedroom Detached House
- Garage & Driveway
- Refitted Bathrooms & Kitchen
- Conservatory
- Separate Lounge & Dining Room
- Downstairs WC
- Large Rear Garden
- Boasts One of the Town's Most Sought After Addresses

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



ENTRANCE PORCH

Reached via main front door. Door into:

ENTRANCE HALL

Stained glass decorative windows to front aspect. Stairs rising to first floor landing. Under stairs storage cupboard.

CLOAKROOM

Suite comprising a wash hand basin and WC.

DINING ROOM 13'4 x 10'3 plus bay (4.06m x 3.12m)

Bay window to front aspect. Inset brick fireplace.

LOUNGE 23'3 x 12'1 (7.08m x 3.68m)

French style doors with side screen windows to the rear garden. Fireplace with log burning stove.

KITCHEN 16'9 max x 9'2 (5.10m x 2.79m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Sink unit with mixer tap over. Integrated appliances to include; an eye level double oven, inset hob with cooker hood over, microwave, washing machine, dishwasher and fridge / freezer. Inset spotlighting. French style doors opening to the conservatory.

CONSERVATORY 16'1 max x 10'1 max (4.90m x 3.07m)

Windows and French style doors opening to the rear garden. Roof windows. Wall lighting.

FIRST FLOOR LANDING

Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 16'1 x 8'9 (4.90m x 2.66m)

Window to front aspect.

EN SUITE

Suite comprising a panelled bath with shower and hand held attachment over, vanity wash hand basin and WC. Victorian style towel radiator. Frosted window to rear aspect.

BEDROOM TWO 12'1 x 11'3 (3.68m x 3.42m)

Window to rear aspect. Feature fireplace.

BEDROOM THREE 12'1 x 7'3 plus bay (3.68m x 2.20m)

Bay window to front aspect.

BEDROOM FOUR 8'9 x 7'6 (2.66m x 2.28m)

Window to front aspect.

BATHROOM

Suite comprising a panelled bath with shower and hand held attachment over, vanity wash hand basin and WC. Victorian style towel radiator. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Block paved frontage offering off road parking. Outside lighting.

INTERNAL GARAGE

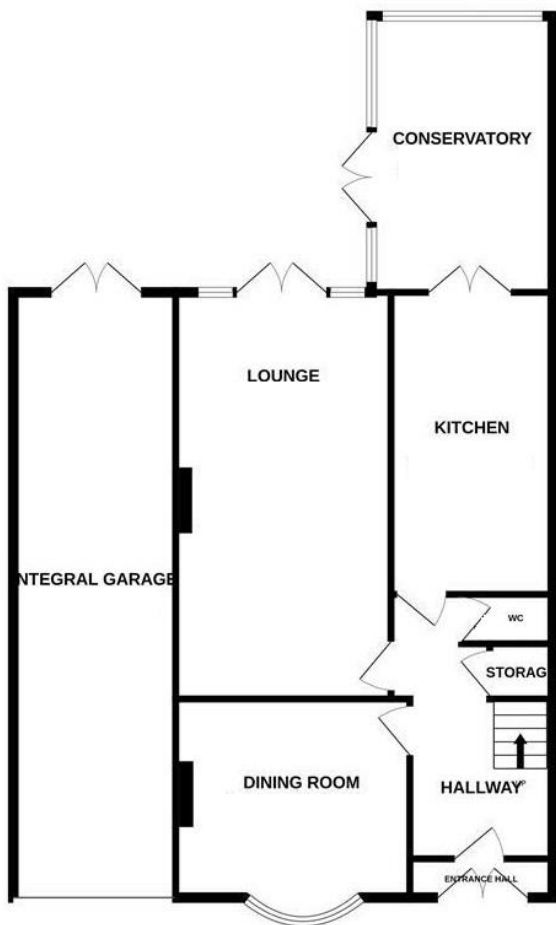
Up and over door to front aspect. Double doors into the rear garden. Window to rear aspect.

REAR GARDEN

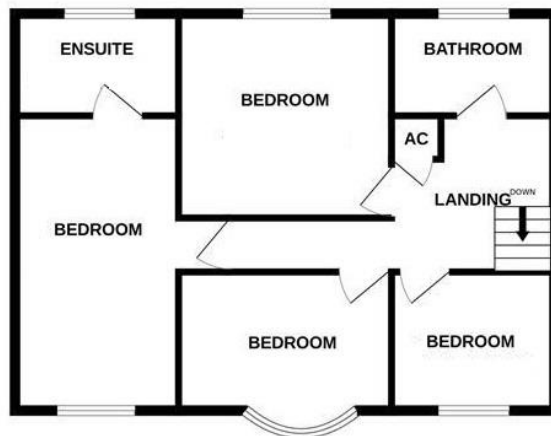
A large enclosed garden which is mainly laid to lawn with a paved patio / seating area, a pond, established shrub borders and an outdoor timber bar.



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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Ref: DPL100968 - 0003

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Contact us to arrange
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