



Pattison
Lane

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Price: £650,000 O.I.E.O. Christopher Close, Desborough

Situated in an exclusive gated development of just four similar properties this immaculately presented detached home occupies an impressive plot measuring approximately one third of an acre and is offered to the market with no onward chain. Viewing advised.

- Five Bedroom Detached Home
- Exclusive Enclosed Development
- Electronic Gated Entry System
- Detached Double Garage
- Approximately One Third of an Acre Plot
- Beautifully Presented Throughout
- Impressive Conservatory with Under Floor Heating
- Downstairs WC and Utility Room

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



ENTRANCE HALL

Reached via main front door. Side screen window to front aspect. Dogleg stairs rising to first floor landing. Inset spotlighting. Under stairs storage cupboard.

CLOAKROOM

Suite comprising a wash hand basin and WC. Inset spotlighting.

LOUNGE 22'3 x 14'7 (6.78m x 4.44m)

Window to front aspect. Brick insert fireplace with log burning stove. Double doors with side screen windows opening to the conservatory.

STUDY 9'9 x 7'6 (2.97m x 2.28m)

Window to front aspect.

KITCHEN / DINING / FAMILY AREA (L Shaped) 25'2 max x 23'3 max (7.67m x 7.08m)

Fitted with a range of high gloss modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Centre island with base units and breakfast bar with wine cooler. Sink unit with immediate hot water mixer tap over. Integrated appliances to include an eye level double oven, inset five ring hob with extractor over, fridge and freezer, a dishwasher and an eye level microwave. Central heating boiler. Inset spotlighting. Windows to the rear garden. French style doors with side screen windows into the conservatory. Window into conservatory.

UTILITY ROOM

Fitted with units to base and wall with contrasting work surfaces over, sink and drainer unit with mixer tap over. Plumbing and space for washing machine. Tiled flooring. Inset spotlighting. Window to side aspect.

CONSERVATORY 21'2 x 13'1 (6.45m x 3.98m)

Of brick and Upvc construction with windows and bi - folding doors to the rear garden. Skylight roof windows. Inset spotlighting. Tiled flooring with under floor heating.

FIRST FLOOR LANDING

Galleried landing. Inset spotlighting. Airing cupboard.

BEDROOM ONE 15'6 x 15'1 plus walk in wardrobe (4.72m x 4.59m)

Windows to side and rear aspect. Walk in wardrobe. Inset spotlighting. Air conditioning unit. Door to en suite.

EN SUITE

Suite comprising a double shower enclosure, wash hand basin and WC. Mirror wall mounted vanity cupboard. High gloss tiled flooring. Heated chrome towel radiator. Frosted window to rear aspect.

BEDROOM TWO 11'5 x 10'1 plus wardrobe (3.47m x 3.07m)

Window to front aspect. Built in wardrobe. Door to en suite.

EN SUITE

Suite comprising a double shower enclosure, wash hand basin and WC. Mirror wall mounted vanity cupboard. Heated chrome towel radiator. Frosted window to side aspect.

BEDROOM THREE 11'10 x 12'3 (3.60m x 3.73m)

Window to front aspect.

BEDROOM FOUR 10'9 plus wardrobes x 10'6 (3.27m x 3.20m)

Window to rear aspect. Fitted wardrobes.

BEDROOM FIVE 7' x 9'3 into wardrobes (Used as a walk in wardrobe) (2.13m x 2.81m)

Window to rear aspect. Fitted wardrobes.

BATHROOM

Suite comprising a P shaped bath with shower screen and shower over, vanity wash hand basin and WC. Mirror vanity wall unit. Heated chrome towel radiator. High gloss tiled flooring. Inset spotlighting. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

A large frontage which is block paved providing off road parking for multiple cars.

DOUBLE GARAGE

With two electric up and over doors. Power and lighting. Storage in roof.

WRAP AROUND GARDEN

Large garden which is mainly laid to lawn with shrubs, mature trees, raised planted areas and a paved patio / seating area. Single garage building housing drive on lawn mower which is included in the sale.



GROUND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



1ST FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 2336 sq.ft. (217.0 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: DPL100967 - 0001

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