



Pattison  
Lane

Bestwood Close, Desborough **Freehold** £350,000

**Pattison  
Lane**

# Key Features

 4  2  C  E

- Four Bedroom Detached Home
- Two Reception Rooms
- Conservatory with Under Floor Heating
- Garage & Driveway
- En Suite to Master Bedroom
- Utility Room
- Beautifully Presented Throughout
- Private Rear Garden

A beautifully presented four bedroom detached home situated on one of Desborough's most popular residential developments. The property has been significantly upgraded by the current owners to include a stunning refitted kitchen and bathrooms. Viewing advised.



#### ENTRANCE HALL

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

#### CLOAKROOM

Suite comprising a wash hand basin and WC.

#### LOUNGE 10'5 x 14' plus bay (3.17m x 4.26m)

Bay window to front aspect. Double doors opening to the kitchen / dining area. Fully functional chimney breast with multi fuel burning stove and surround.

#### RECEPTION ROOM 10'6 plus bay x 8'8 max (3.20m x 2.64m)

Bay window to front aspect.

#### KITCHEN / DINING ROOM 25'6 X 9'11 max (7.77m x 3.02m)

Fitted with a range of units to base and wall with contrasting work surfaces over and rising upstands. Breakfast bar. Under unit down lighting. Sink and drainer unit with mixer tap over. Free standing Rangemaster cooker with cooker hood over. Integrated dishwasher. Inset spotlighting. Windows to rear aspect. Sliding door opening to the conservatory.

#### UTILITY ROOM

Fitted with units to base and wall with work surfaces over. Plumbing and space for washing machine. Space for tumble dryer. Wall mounted boiler. Door to side aspect.

#### CONSERVATORY

Of Upvc construction with windows looking into the rear garden. Under floor heating. French style doors opening to the rear garden.

#### FIRST FLOOR LANDING

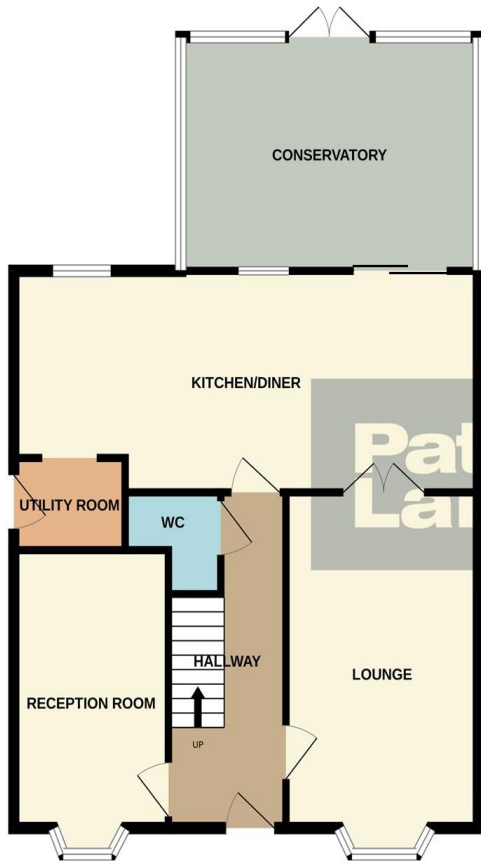
Doors to bedrooms and bathroom. Storage cupboard.

#### BEDROOM ONE 10'1 plus wardrobe x 13'1 plus recess (3.07m x 3.98m)

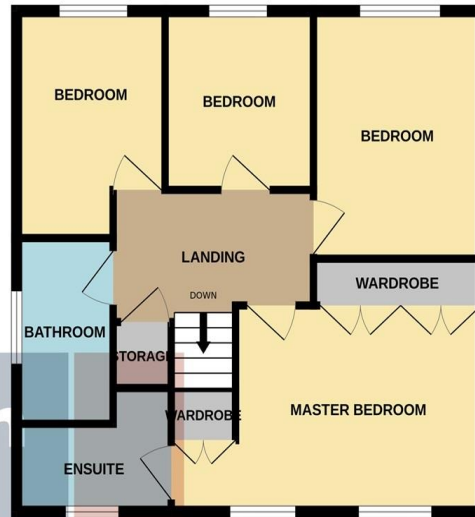
Two windows to front aspect. Built in wardrobes. Door to en suite.



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.  
Made with Metropix ©2024

#### EN SUITE

Suite comprising a shower enclosure, vanity wash hand basin and WC. Heated chrome towel radiator. Frosted window to front aspect.

**BEDROOM TWO** 11'10 x 8'10 (3.60m x 2.69m)

Window to rear aspect.

**BEDROOM THREE** 8' x 10'11 max (2.43m x 3.32m)

Window to rear aspect.

**BEDROOM FOUR** 8'9 x 8'1 (2.66m x 2.46m)

Window to rear aspect.

#### BATHROOM

Suite comprising a panelled bath with shower screen and shower over, vanity wash hand basin and WC. Frosted window to side aspect.

#### OUTSIDE

##### FRONT GARDEN

Block paved frontage giving access to the main front door. Side gates on either side of the house to access the sides and rear garden space.

##### GARAGE & DRIVEWAY

Garage & Driveway to the side of the property providing off road parking for two cars. Up and over door. Personnel door into the rear garden.

##### REAR GARDEN

Private garden with artificial lawn, a summer house with power, lighting and heating and a paved patio / seating area.

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

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 [desborough@pattisonlane.co.uk](mailto:desborough@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: DPL100883 - 0005

