



Pattison  
Lane

Headlands, Desborough **Freehold** £280,000 Offers Over

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Lane**

# Key Features

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- Three Bedroom Detached
- Off Road Parking
- Basement
- Downstairs WC
- Three Reception Rooms

This attractive three bedroom detached house is offered to the market in good order throughout with highlights to include; Off road parking, a utility area, a downstairs WC and three reception rooms. Viewing is highly recommended.



## ENTRANCE HALL

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

**LOUNGE** 11' max x 12' plus bay (3.35m x 3.65m)  
Bay window to front aspect. Fireplace with Adams style surround.

**FAMILY ROOM** 11'1 max x 13' (3.37m x 3.96m)  
Window to rear aspect. Door to the kitchen.  
Door to basement. Log burning stove.

**KITCHEN AREA** 9'5 x 8'5 (2.87m x 2.56m)  
Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated oven. Inset hob. Tiled flooring. Window and door to side aspect. Doorway to the utility area.

**UTILITY AREA** 14'10 x 8'2 max (4.52m x 2.48m)  
Work surface area with space for under counter appliances. Window to side aspect. Tiled flooring. Door to cloakroom with WC, wash hand basin and window to side aspect. Open doorway to:

**DINING AREA** 8'3 x 9'7 (2.51m x 2.92m)  
French style doors opening to the rear garden.  
Windows to side aspect. Ceramic tiled flooring.  
Inset spotlighting.





#### FIRST FLOOR LANDING

Storage cupboard, Doors to bedrooms and bathroom.

**BEDROOM ONE** 14'5 max x 11'10 (4.39m x 3.60m)  
Window to front aspect.

**BEDROOM TWO** 9'5 x 8'5 (2.87m x 2.56m)  
Window to rear aspect.

**BEDROOM THREE** 7' x 8'5 max (2.13m x 2.56m)  
Window to rear aspect.

#### BATHROOM

Modern fitted suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Victorian style towel radiator. Frosted window to side aspect.

#### OUTSIDE

##### FRONT GARDEN / DRIVEWAY

Frontage with laid to gravel with providing off road parking. Side gate access to the rear.

##### REAR GARDEN

Enclosed garden with mainly laid to lawn, timber sheds, further large shed and a paved patio area.

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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


# Selling your property?



SCAN ME

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

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