



Pattison
Lane

Whitehill Road, Desborough **Freehold** £365,000 Offers Over

**Pattison
Lane**

Key Features



- Four Bedroom Detached Home
- Garage & Driveway
- Large Gardens to Front and Rear
- Separate Reception Rooms
- Refitted Kitchen Breakfast Room
- Refitted Shower Room and Bathroom
- Beautifully Presented Throughout
- Under Floor Heating in Bathroom & Shower Room

This substantial four bedroom detached home occupies an impressive plot with beautifully maintained gardens to both the front and rear. Further highlights include; a large living room with sliding doors to the rear garden, shower room and bathroom, separate reception rooms, a driveway and a garage.



ENTRANCE HALL

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

LOUNGE 12'10 x 17' (3.91m x 5.18m)

Sliding doors opening to the rear garden. Stone chimney feature wall with shelving.

DINING ROOM 8'8 x 11'11 (2.64m x 3.63m)

Window to front aspect.

KITCHEN 7'10 x 11'11 (2.38m x 3.63m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Breakfast bar. One and half bowl sink and drainer unit. Eye level integrated oven. Inset hob with cooker hood over. Eye level microwave. Integrated fridge. Window to front aspect. Door to side aspect.

UTILITY ROOM

Fitted with units to base. Storage cupboards. Sink and drainer unit. Plumbing and space for washing machine and dishwasher. Window to rear aspect.

SHOWER ROOM

Suite comprising a shower enclosure, vanity wash hand basin and WC. Under floor heating. Frosted window to rear aspect.

FIRST FLOOR LANDING

Window to side aspect. Storage cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 14'5 plus wardrobe x 10'10 (4.39m x 3.30m)

Window to rear aspect. Built in wardrobes.

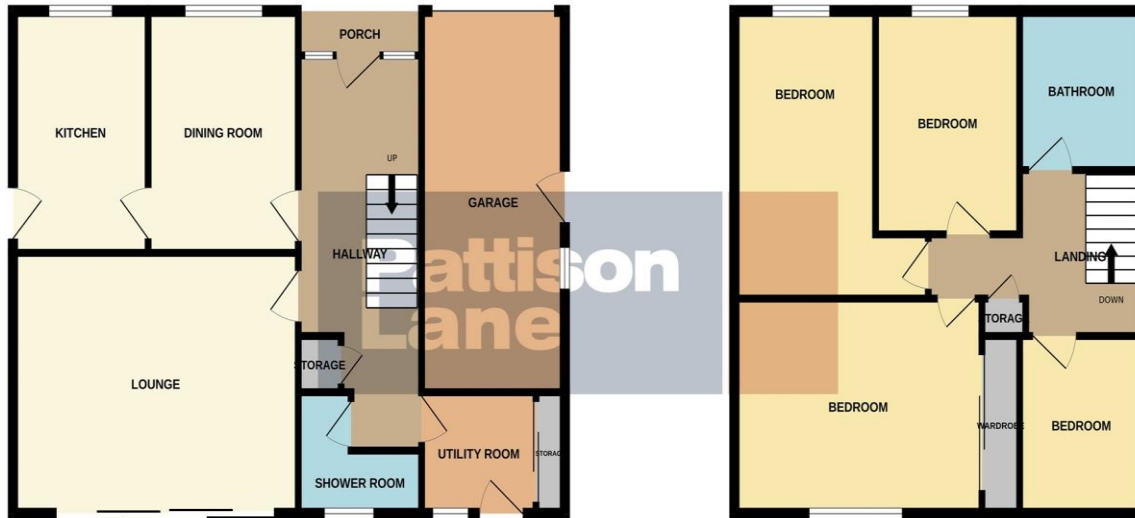
BEDROOM TWO 8'1 plus recess x 14'2 (2.46m x 4.31m)

Window to front aspect.



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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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BEDROOM THREE 8'5 x 11'1 (2.56m x 3.37m)
Window to front aspect.

BEDROOM FOUR 7'2 x 9'4 (2.18m x 2.84m)
Window to side aspect.

BATHROOM

Modern fitted suite comprising an L shaped bath with shower screen and shower over, wash hand basin and WC. Under floor heating. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Large frontage providing off road parking for multiple cars with established shrub and stocked planted area. Side gate access to each side of the property.

INTERNAL GARAGE

Up and over door. Door and window to side aspect.

REAR GARDEN

A maintained garden with a paved seating area, laid to lawn with fully stocked borders, a large timber building, and a gravelled area to the rear of the garden with a timber shed.

To view this property call Pattison Lane on:
01536 430527


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