



13
Cranesbill Close

Pattison
Lane

Cranesbill Close, Desborough **Freehold** £367,500 O.I.E.O.

**Pattison
Lane**

Key Features

 5  3  C  E

- Five Bedroom Detached Home
- END OF CHAIN
- Large Gated Driveway
- Double Garage
- Utility Room

Offered to the market with NO ONWARD CHAIN is this impressive five bedroom detached home with two en-suites, a substantial gated driveway, a double garage, separate reception rooms and a low maintenance garden with a Jacuzzi hot tub. Viewing advised.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Under stairs storage cupboard.

CLOAKROOM

Suite comprising a wash hand basin and WC.

LOUNGE 11'3 x 19'5

Window to front aspect. French style doors with side screen windows opening to the rear garden. Wall lighting.

DINING ROOM (currently used as a snug) 8'11 plus recess x 10'11

Window to front aspect.

KITCHEN BREAKFAST ROOM 17'2 max x 10'3 max plus recess
Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Under unit down lighting. One and a half bowl stainless steel sink and drainer unit. Integrated eye level double oven. Inset hob with cooker hood over. Plumbing and space for dishwasher. Inset spotlighting. Central heating boiler. Windows to rear aspect. French style doors opening to the rear garden.

UTILITY ROOM 7'3 x 5'6

Fitted with units to base with work surfaces over. Sink and drainer unit. Plumbing and space for washing machine. Door to side aspect.

FIRST FLOOR LANDING

Doors to bedrooms. Stairs rising to second floor.

BEDROOM ONE 11'7 x 11'3

Window to front aspect. Built in wardrobes. Archway to dressing area with built in wardrobes and door to en suite.

EN SUITE

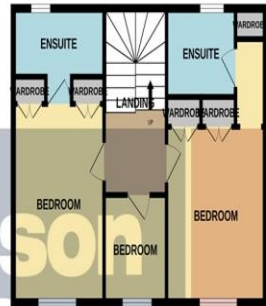
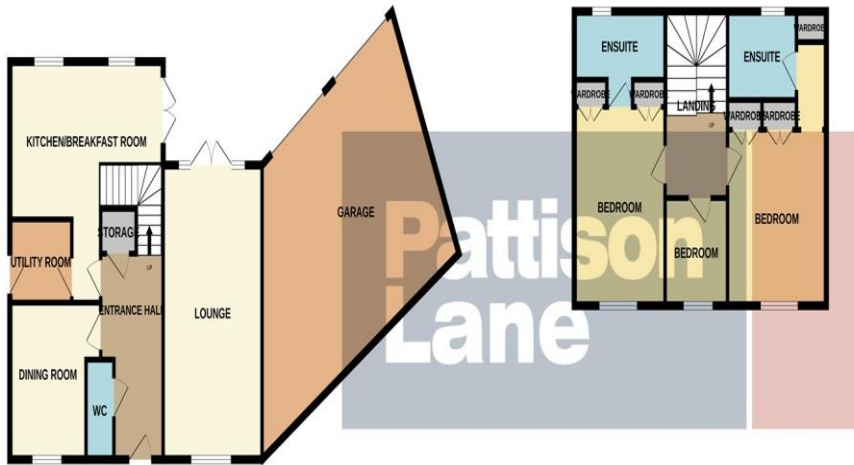
Suite comprising a panelled bath, wash hand basin and WC. Window to rear aspect.



GROUND FLOOR
1047 sq.ft. (97.2 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.

2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.7 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.

Made with Metropix ©2024

BEDROOM TWO 11'11 x 10'6
Window to front aspect. Built in wardrobes. Door to en suite.

ENSUITE
Suite comprising a shower enclosure, wash hand basin and WC.
Window to rear aspect.

BEDROOM FIVE 7' x 7'6
Window to front aspect.

SECOND FLOOR LANDING
Storage cupboard. Doors to bedrooms and bathroom.

BEDROOM THREE 11'3 x 13'11
Windows to front and side aspect. Built in wardrobes.

BEDROOM FOUR 10'6 x 13'11
Windows to front and side aspect. Built in wardrobes.

BATHROOM
Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Skylight window. Window to front aspect.

OUTSIDE

FRONT GARDEN
Access to the main front door.

REAR GARDEN
Enclosed garden with artificial lawn, paved area and a large decked seating area with a Jacuzzi hot tub under a wooden pergola. Water tap.

DOUBLE GARAGE & DRIVEWAY
Enter via secure double gates to a double width driveway leading to a double garage with two up and over doors.

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

 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: DPL101016 - 0004

