



Wildacre Close, Desborough **Freehold** £550,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  3  B  F

- Four Bedroom Detached House
- NO ONWARD CHAIN
- Double Garage
- Two En - Suites & Family Bathroom
- Beautifully Presented Throughout
- Four Reception Rooms
- Downstairs WC

Built by Messrs Mulberry Homes the flagship 'Lampport' design is available exclusively through Pattison Lane. Situated in a good degree of seclusion with a large expansive plot and further garden area. Four double bedrooms; two with en suite facilities, four reception rooms and beautifully presented.



ENTRANCE HALL

Reached via main front door with window over. Stairs rising to first floor landing. Under stairs storage cupboard. Amtico flooring. Window to front aspect.

CLOAKROOM

Comprising low level WC and pedestal wash hand basin. Frosted window to front aspect. Tiled splash back surrounds. Amtico flooring.

LOUNGE 21'6 x 12' (6.55m x 3.65m)

Enter via double doors. Amtico flooring. Window to front aspect. Folding doors giving access to Family Room.

DINING ROOM 12'1 x 10'5 (3.68m x 3.17m)

Double doors from hall. Window to front aspect. Amtico flooring.

KITCHEN/DINING ROOM 24'2 max x 14'10 max (7.36m x 4.52m)

Fitted with a range of high gloss units to base and wall with work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Double oven with gas hob and cooker hood over. Integrated dishwasher. Integrated fridge/freezer. Ceramic tiled flooring. Inset spot lighting. Window to side aspect. Door to:

UTILITY ROOM

Fitted base units with stainless steel sink and drainer unit. Plumbing and space for washing machine. Boiler for central heating. Space for tumble dryer. Door giving access to rear garden.

STUDY 10'4 x 8'11 (3.14m x 2.71m)

Window into family room. Amtico flooring.

FAMILY ROOM 17'7 x 12'9 (5.35m x 3.88m)

Bi fold doors giving access to rear garden. Folding door to lounge.

FIRST FLOOR LANDING

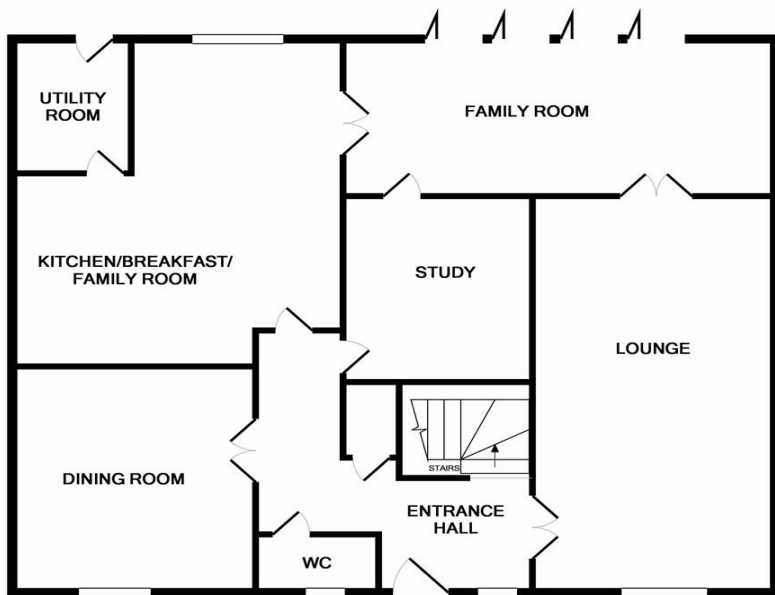
A galleried landing with window to front aspect. Airing cupboard. Access to loft space

MASTER BEDROOM 14'9 x 11'2 plus door recess (4.49m x 3.40m)

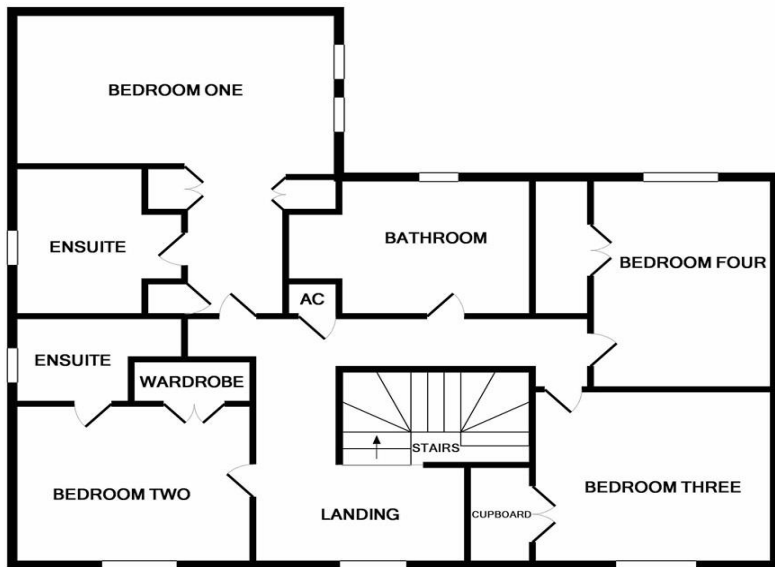
Two windows to side aspect. Three built in double wardrobes. Door to:

EN SUITE





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Suite comprising shower enclosure, wash hand basin and WC. Shaver point. Towel rail style radiator. Frosted window to side aspect.

BEDROOM TWO 10'8 x 8'5 (3.25m x 2.56m)
Window to front aspect. Double wardrobe. Door to:

EN SUITE

Suite comprising shower enclosure, wash hand basin and WC. Shaver point. Towel rail style radiator. Frosted window to side aspect.

BEDROOM THREE 12'2 x 9'8 (3.70m x 2.94m)
Built in double wardrobe. Window to front aspect.

BEDROOM FOUR 11'3 x 8'6 (3.42m x 2.59m)
Window to rear aspect. Double wardrobe.

FAMILY BATHROOM

Four piece suite comprising low level WC, panel bath with mixer tap over, double sized shower cubicle and pedestal wash hand. Ceramic tiled flooring. Towel rail style radiator. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

An open plan frontage with lawn and gravel areas, paved pathway leading to main front door and gated access to rear garden.

DRIVEWAY

Block paved driveway providing ample off road parking leading to:

DOUBLE GARAGE

Detached double garages accessed via up and over doors to front aspect and door to side aspect. Power and lighting. Eaves storage space.

REAR GARDEN

The rear garden is enclosed by fencing and mainly laid to artificial lawn, there is a large paved patio area perfect for outside entertaining. To the side aspect is gated access to the front of the property. A gate to the rear of the garden leads to a further 'secret garden' which is enclosed by fencing, laid to lawn and bordered with mature shrubs and flowers.

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



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