



Gapstile Close, Desborough **Freehold** £325,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  2  C  D

- Three Bedroom Detached House
- Garage & Driveway
- Separate Reception Rooms
- En Suite to Master Bedroom
- Utility Room

10 out of 10! We award to marks for the condition and presentation of this substantial three bedroom detached home and its gardens which are situated in the corner of a private cul-de-sac on the edge of a sought after residential development.



ENTRANCE HALL

Reached via main front door. Side screen window to front aspect. Stairs rising to first floor landing.

CLOAKROOM

Suite comprising a wash hand basin and WC. Frosted window to side aspect.

LOUNGE 17'6 x 10'11 (5.33m x 3.32m)

Window to front aspect. French style doors opening to the rear garden. Gas fire with surround.

DINING ROOM / STUDY 10'3 x 9'1 (3.12m x 2.76m)

Window to front aspect.

KITCHEN / BREAKFAST ROOM 13'10 max x 9'3 max

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Under unit down lighting. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with chimney style cooker hood over. Window to rear aspect.

UTILITY ROOM 7' x 5'1 (2.13m x 1.54m)

Door to side aspect.

FIRST FLOOR LANDING

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

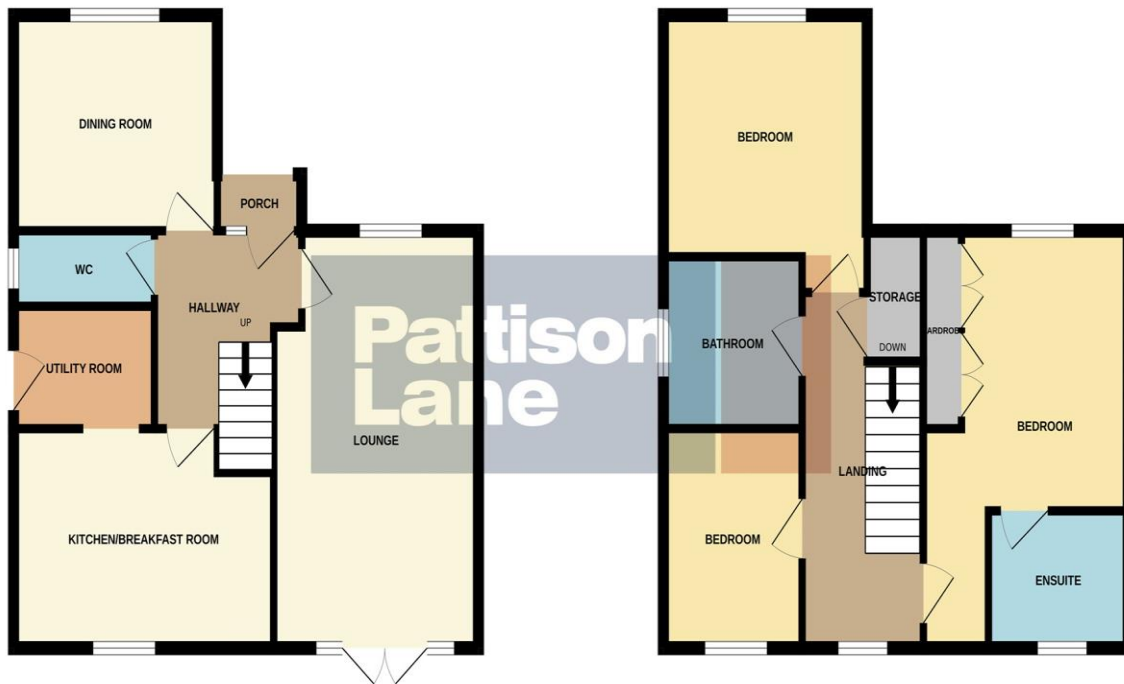
BEDROOM ONE 11'5 plus recess x 11' into wardrobes (3.47m x 3.35m)

Window to front aspect. Fitted 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.
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EN SUITE

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

BEDROOM TWO 10'4 x 10'2 plus recess (3.14m x 3.09m)
Window to front aspect.

BEDROOM THREE 7'5 x 9'8 (2.26m x 2.94m)
Window to rear aspect.

BATHROOM

Four piece suite comprising a shower enclosure, a panelled bath, wash hand basin and WC. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN

Frontage with manicured shrubs and block paving giving access to the main front door.

DRIVEWAY AND GARAGE 10'8 x 17'11 (3.25m x 5.46m)
Driveway to the side of the property leading to a garage with up and over door to front aspect.

REAR GARDEN

Beautifully presented private garden with laid to lawn, a wraparound seating area, and fully stocked planted borders. Side gate access to the driveway.

AGENTS NOTE:

The vendor has advised a new boiler has been installed.

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

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