



Thistle Drive, Desborough **Freehold** £300,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  C  E

- Four Bedroom Semi- Detached
- Separate Reception Rooms
- Garage & Driveway
- Utility Room
- Downstairs WC

A substantial four bedroom home presented in fantastic order throughout with highlights to include; a covered outdoor entertaining area, four double bedrooms, separate reception rooms and a large kitchen diner with a stunning refitted kitchen. Viewing advised.



ENTRANCE HALL

Reached via main front door. Window to front aspect. Stairs rising to first floor landing. Doors to cloakroom, dining room and kitchen/ breakfast room.

CLOAKROOM

Suite comprising a wash and basin and WC. Extractor fan.

DINING ROOM (SNUG ROOM) 16'2 x 8'10 (4.92m x 2.69m)

Window to front aspect.

KITCHEN/ BREAKFAST ROOM

Kitchen area- 12'11 max x 11'6 (3.93m x 3.50m)

Fitted with units to base and wall with contrasting work surfaces over. Belfast sink with mixer tap over. Integral dish washer. Window to front aspect.

Breakfast area- 15'7 x 10' (4.74m x 3.04m)

French style doors leading to rear garden. Door to:

UTILITY ROOM 8'10 x 4'10 (2.69m x 4.10m)

Fitted with units to base and wall with contrasting work surfaces over. Plumbing and space for washing machine. Space for tumble dryer. Cupboard housing gas central heating boiler. Window and door to rear aspect.

FIRST FLOOR LANDING

Stairs rising to second floor landing. Doors to bedroom one, bedroom four and lounge.

LOUNGE 13'5 x 12'7 (4.08m x 3.85m)

French doors to front aspect with iron Juliet balcony.

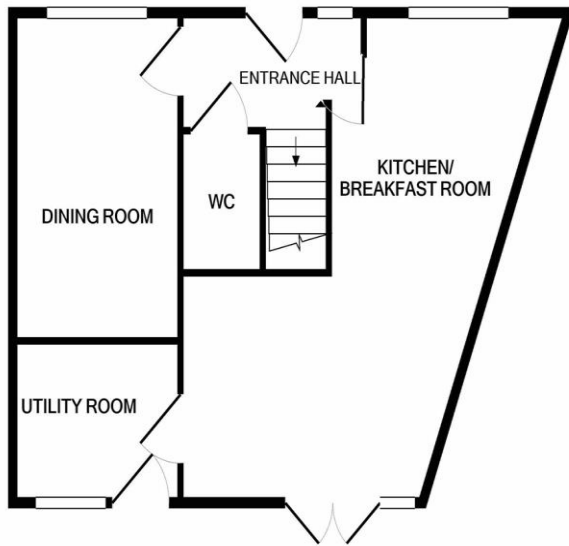
BEDROOM ONE 13'2 x 12'7 (4.01m x 3.83m)

Window to front aspect. Walk in wardrobe. Door to:

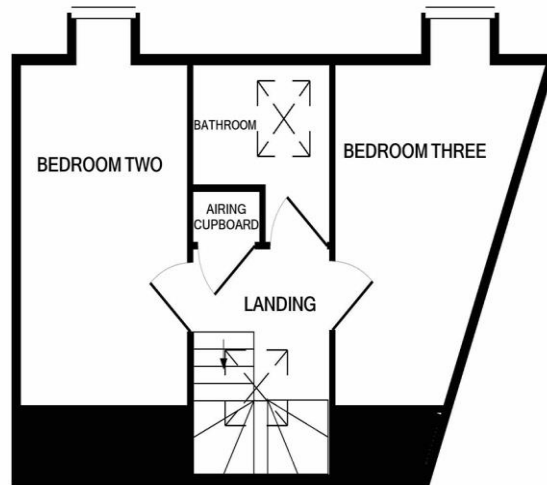
EN- SUITE

Suite comprising a shower enclosure, wash hand basin and WC.

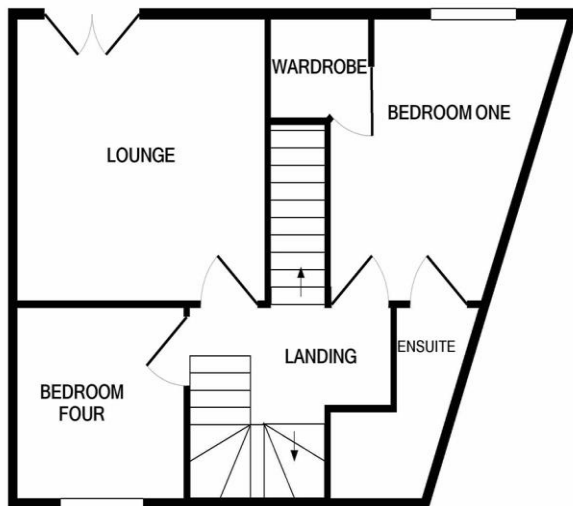




GROUND FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1506 SQ.FT. (139.9 SQ.M.)

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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BEDROOM FOUR 9'2 x 8'8 (2.79m x 2.64m)
Window to rear aspect.

SECOND FLOOR LANDING

Airing cupboard. Access to loft. Velux style window to rear aspect.
Doors to bedroom two, bedroom three and bathroom.

BEDROOM TWO 15'2 plus window recess x 9'2 (4.62m x 2.97m)
Feature dormer window to front aspect. Built in wardrobe / storage space.

BEDROOM THREE 15'2 plus window recess x 11'7 (4.62m x 3.53m)
Feature dormer window to front aspect. Built in wardrobe / storage space.

FAMILY BATHROOM

Suite comprising a panelled bath with mixer tap and shower over, wash hand basin and WC. Extractor fan. Velux style window to front aspect.

OUTSIDE

FRONT GARDEN

Enclosed by low level brick walling with gated access to the main front door.

GARAGE AND DRIVEWAY

Located to the rear of the property there is parking for two cars leading to a single garage with up and over door. Power and lighting. Personnel door into the rear garden.

REAR GARDEN

Enclosed garden with a decked / seating area, artificial lawn and a pathway leading to a covered outdoor entertaining area with a pizza oven, housing for a hot tub and space for BBQ.

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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