



Harborough Road, Desborough **Freehold** £399,995

**Pattison
Lane**

Key Features

 3  1  E  D

- Three Bedroom Detached House
- Substantial Gated Driveway
- Outbuilding / Home Office
- Downstairs WC
- Four Reception Rooms

This substantial three bedroom home occupied a prominent position within the ever popular town of Desborough. Highlights include a large gated driveway, an enormous rear garden, an impressive outbuilding ideally suited as a home office and an abundance of versatile accommodation.



ENTRANCE PORCH

Reached via main front door. Door into:

ENTRANCE HALL

Stairs rising to first floor landing.

SNUG 11'4 x 9'10 plus bay (3.45m x 2.99m)

Bay window to front aspect. Window seat. Fireplace with hearth and Adams style surround.

KITCHEN 11'4 x 8'11 (3.45m x 2.71m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Under unit down lighting. Integrated oven. Inset hob with cooker hood over. Integrated fridge / freezer and dishwasher. Plumbing and space for washing machine. Doorway opening to:

DINING ROOM 10'9 x 7'11 (3.27m x 2.41m)

Window and door to conservatory. Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surround. Glass cupboards.

CONSERVATORY

Windows into the rear garden. French style doors opening to rear aspect.

FAMILY ROOM 17'11 x 11'10 (5.46m x 3.60m)

Window to rear aspect. Door to inner hall. Fireplace with surround. Wall lighting. Open to:

SITTING ROOM 19'4 into bay x 11'3 (5.89m x 3.42m)

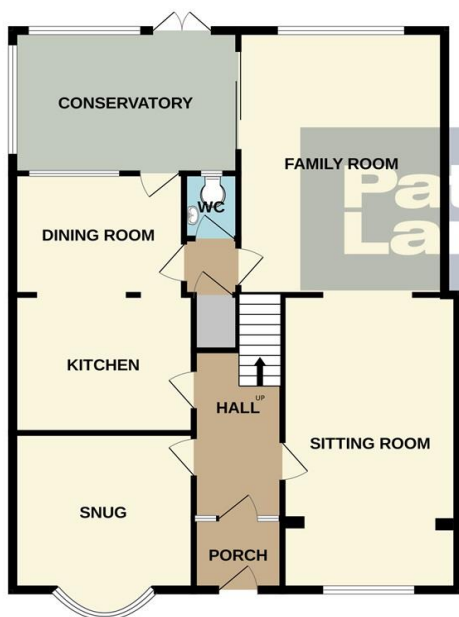
Window to front aspect. Wall lighting.

INNER HALL

Storage cupboard. Door to WC, dining room and family room.



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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FIRST FLOOR LANDING

Doors to bedrooms, bathroom and WC. Window to rear aspect.

BEDROOM ONE 15'11 x 11'2 (4.85m x 3.40m)
Windows to front and rear aspect. Corner shower enclosure. Heated chrome towel radiator. Fitted furnishings.

BEDROOM TWO 9'10 plus bay x 9'3 (2.99m x 2.81m)
Bay window to front aspect. Built in wardrobes.

BEDROOM THREE 8'11 x 8'4 (2.71m x 2.54m)
Window to rear aspect.

BATHROOM

Suite comprising a corner bath and wash hand basin. Frosted window to front aspect.

WC

Frosted window to rear aspect. WC. Heated chrome towel radiator.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Enclosed gated driveway providing off road parking for multiple cars. Side gate access to the rear garden.

REAR GARDEN

A maintained garden which is mainly laid to lawn with a paved patio / seating area paved, an artificial lawn area and a pathway leading to a substantial outbuilding ideally suited to be a home office.

To view this property call Pattison Lane on:
01536 430527


Selling your property?



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Contact us to arrange a **FREE** home valuation.

 01536 430527

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