



Burdock Way, Desborough **Freehold** £395,000 O.I.R.O.

**Pattison  
Lane**



# Key Features

 5  2  C  E

- Five Bedroom Detached Home
- Driveway with Parking for Multiple Vehicles
- Detached Garage
- Separate Reception Rooms
- En Suit to Master Bedroom

Situated in an impressive plot at the end of a private driveway this beautifully presented and substantial five bedroom detached home offers huge scope for further development (subject to planning). Further highlights to include, a large driveway with a garage, and an en suite to the Master Bedroom.





#### ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

#### CLOAKROOM

Suite comprising a wash hand basin and WC.

#### LOUNGE 10'4 max x 21'4 plus bay (3.14m x 6.50m)

Bay window to front aspect. Windows to side aspect. Fireplace with marble hearth and surround.

#### DINING ROOM 9'7 x 8' plus bay (2.92m x 2.43m)

Bay window to front aspect. Window to side aspect.

#### KITCHEN 13'2 max x 13' max (4.01m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Breakfast bar. Sink and drainer unit with mixer tap over. Integrated eye level double oven. Inset hob with cooker hood over. Plumbing and space for washing machine. Larder / storage cupboard. Window to side aspect. Door to rear aspect.

#### FIRST FLOOR LANDING

Stairs rising to second floor landing. Doors to bedrooms and bathroom.

#### BEDROOM ONE 17'7 plus recess x 8'5 plus wardrobes (5.35m x 2.56m)

Windows to front and side aspect. Fitted wardrobes. Door to en suite.

#### EN SUITE

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



## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

BEDROOM FOUR 10'2 x 10'4 (3.09m x 3.14m)  
Window to side aspect.

BEDROOM FIVE 10'6 x 10'2 (3.20m x 3.09m)  
Window to front aspect.

BATHROOM  
Suite comprising a panelled bath, wash hand basin and WC.

SECOND FLOOR LANDING  
Skylight window. Airing cupboard. Doors to bedrooms.

BEDROOM TWO 11'7 x 10'4 plus bay (3.53m x 3.14m)  
Window to front aspect.

BEDROOM THREE 11'7 x 10'4 plus bay (3.53m x 3.14m)  
Window to front aspect.

## OUTSIDE

FRONT GARDEN  
Private wrap around frontage with decorative stone, laid to lawn and a decked area.

GARAGE & DRIVEWAY  
Ample length driveway for multiple cars leading to garage with up and over door.

REAR GARDEN  
Private garden with laid to lawn, decked areas and a paved patio / seating area.

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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