



Broadlands, Desborough **Freehold** £219,950

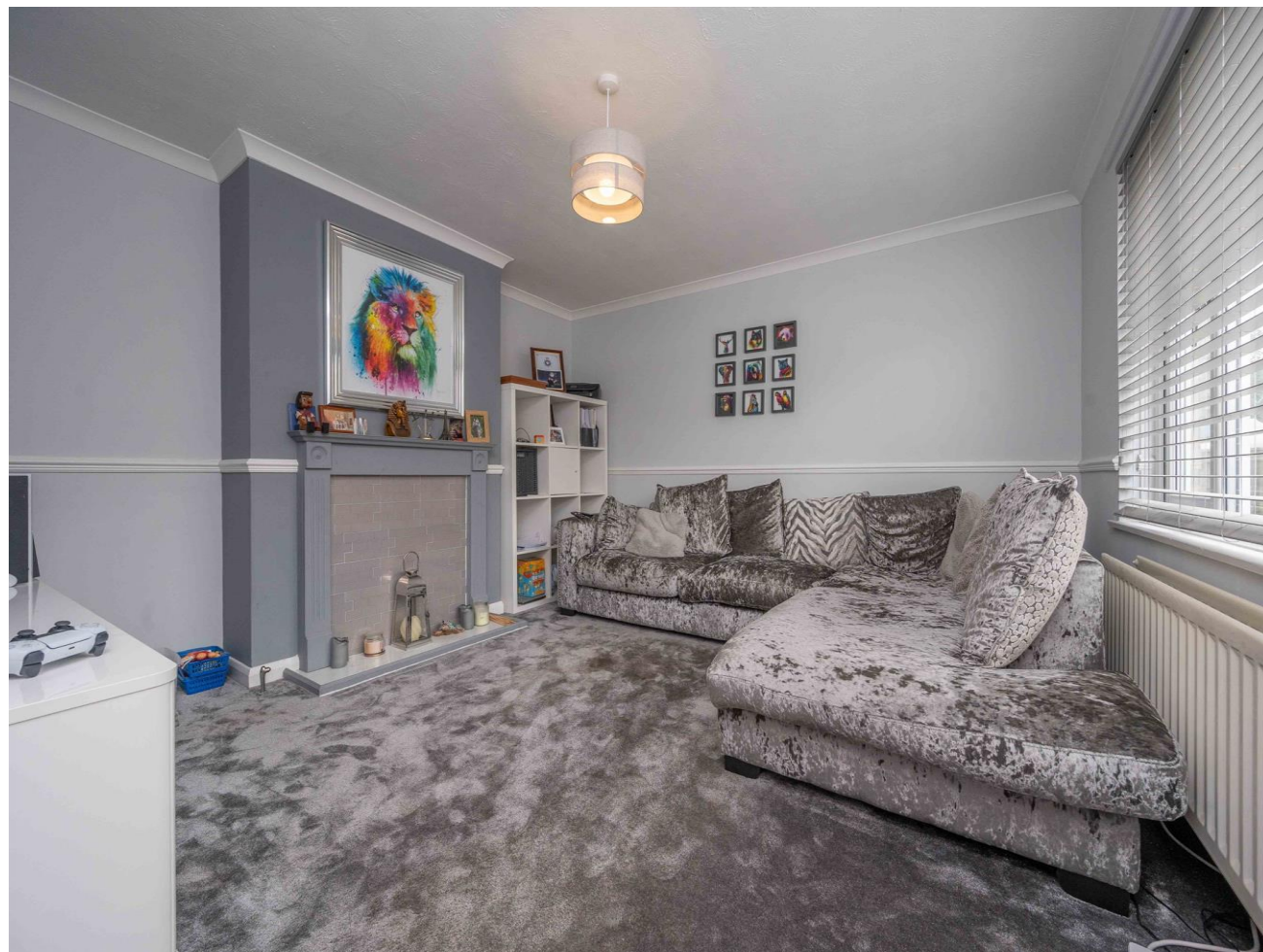
**Pattison
Lane**

Key Features

 3  1  D  A

- Three Bedroom Semi Detached House
- Large Modern Fitted Kitchen / Dining Room
- Maintained Front & Rear Gardens
- Well Proportioned Bedrooms
- Shower Room

This three bedroom semi-detached home is presented in very good order throughout with highlights to include; a landscaped low maintenance front garden, a kitchen diner spanning the rear of the property, a private rear garden with a decked area, solar panels and three well-proportioned bedrooms.



ENTRANCE HALL

Reached via main front door. Frosted side screen window to front aspect. Stairs rising to first floor landing. Doors to lounge, kitchen / dining room and under stairs storage cupboard / Utility room.

LOUNGE 12'2 max x 12'11 (3.70m x 3.93m)
Window to front aspect. Feature fireplace.

KITCHEN / DINING ROOM 21'4 x 8'3 max
(6.50m x 2.51m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and a half bowl sink and drainer unit with mixer tap over. Integrated oven. Inset induction hob with cooker hood over. Plumbing and space for washing machine. Plumbing for dishwasher. Space for fridge / freezer. Window to rear aspect. Sliding doors opening to the rear garden. Door to side aspect.

FIRST FLOOR LANDING

Window to side aspect, Doors to bedrooms and bathroom. Access to Loft space with drop down ladder.

BEDROOM ONE 11'1 plus recess x 10'3 plus wardrobes (3.37m x 3.12m)

Window to front aspect. Two built in wardrobes.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

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.
Made with Metropix ©2024

BEDROOM TWO 11'5 x 8'5 (3.47m x 2.56m)
Window to rear aspect. Built in wardrobe. Airing cupboard.

BEDROOM THREE 9' x 6'8 plus recess (2.74m x 2.03m)
Window to front aspect.

SHOWER ROOM
Modern suite comprising a corner shower enclosure, wash hand basin and WC. Heated chrome towel radiator. Windows to rear and side aspect.

OUTSIDE

FRONT GARDEN

A two tiered front garden created with timber sleepers bedded with decorative stone and a pathway leading to the main front door and side gate access to the rear garden.

REAR GARDEN

Enclosed garden with a raised decked seating area with a fitted retractable awning, laid to lawn, established shrubs and an area with laid to bark for additional seating or can be used for a play area. Outside tap and outdoor double socket. Side gate access to the front garden.

AGENTS NOTE

Solar panels 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

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 desborough@pattisonlane.co.uk

 www.pattisonlane.co.uk



SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: DPL101097 - 0004

