



Whinfell Road, Desborough **Freehold** £450,000 Offers Over

**Pattison  
Lane**



# Key Features

 4  3  B  E

- Four Bedroom Detached Home
- Beautifully Presented Throughout
- Sought After Residential Development
- Double Garage & Driveway
- Impressive Entrance Hall

10 out of 10! We award top marks for the condition and presentation of this substantial four double bedroom detached home. Highlights include; two en-suites, a study, a double garage, an impressive entrance hall and a large kitchen diner with a SMEG cooker.





**ENTRANCE HALL** 16'7 x 7'5 (5.05m x 2.26m)

Reached via main front door. Stairs rising to first floor landing. Radiator. High gloss tiled flooring.

**CLOAKROOM**

Suite comprising a wash hand basin and WC. Under stairs storage cupboard.

**STUDY** 11'9 x 6'10 (3.58m x 2.08m)

Window to front aspect. Radiator.

**LOUNGE** 11'9 x 20'4 (3.58m x 6.19m)

Double doors opening to the rear aspect with side screen windows. Two wall mounted vertical radiators.

**KITCHEN / DINING ROOM** 9'10 x 27'6 (2.99m x 8.48m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over with rising upstands. One and a half bowl sink and drainer unit with mixer tap over. SMEG range cooker with extractor hood over. Integrated fridge / freezer. Integrated dishwasher. Inset spotlighting. High gloss tiled flooring. Wall mounted vertical radiator. Radiator. Windows to front, side and rear aspect.

**UTILITY ROOM**

Door opening to the rear aspect.

**FIRST FLOOR LANDING**

Storage cupboard. Doors to bedrooms and bathroom. Access to loft.

**BEDROOM ONE** 12' x 17'5 (3.65m x 5.30m)

Window to rear aspect. Built in wardrobe. Radiator. Door to:

**EN SUITE**

Suite comprising a large shower enclosure, wash hand basin and WC. Heated chrome towel radiator. Frosted window to rear aspect.



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.  
Made with Metropix ©2022

**BEDROOM TWO** 11'1 x 10'1 (3.37m x 3.07m)  
Window to rear aspect. Radiator. Fitted wardrobe. Door to:

#### EN SUITE

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

**BEDROOM THREE** 11'2 x 10'1 (3.40m x 3.07m)  
Window to front aspect. Radiator.

**BEDROOM FOUR** 11'11 x 9'10 (3.63m x 2.99m)  
Window to front aspect. Radiator.

#### BATHROOM

Suite comprising a panelled bath with shower over, wash hand basin and WC.

#### OUTSIDE

##### FRONT GARDEN

Open plan frontage with laid to decorative slate and access to the main front door.

##### DOUBLE GARAGE AND DRIVEWAY

Double width driveway leading to a double garage.

##### REAR GARDEN

Enclosed by timber fencing the rear garden is mainly laid to lawn with two paved patio areas, an apple and plum tree, additional space behind the garage and side gate access to the driveway.

#### Agents Note:

Electric vehicle charging point on the driveway.

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](mailto:desborough@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://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: DPL101111 - 0003

