



Leys Avenue, Desborough **Freehold** £450,000

**Pattison
Lane**

Key Features

 3  2  B  E

- Three Bedroom Detached House
- En Suite to Ground Floor Master Bedroom
- Large Driveway
- Conservatory
- Separate Reception Rooms

Situated in an enormous plot this versatile detached home with its substantial master suite on the ground floor. Further highlights include: a conservatory, a vast amount of living space, a downstairs WC, a large driveway for multiple vehicles, a beautiful landscaped rear garden and solar panels.



ENTRANCE HALL

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

CLOAKROOM

Suite comprising a wash hand basin and WC. Frosted window to side aspect.

DINING ROOM 11'4 plus bay x 11'4 (3.45m x 3.45m)
Bay window to front aspect. Sliding doors into kitchen.

KITCHEN 11'4 x 10'9 (3.45m x 3.27m)

Fitted with a range of units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Plumbing and space for washing machine. Space for appliances. Serving hatch into dining room. Window to front aspect. Door to pantry.

PANTRY

Storage cupboard. Doors to lounge and porch.

LOUNGE 15'2 x 12'8 (4.62m x 3.86m)

Sliding doors opening to the conservatory. Fireplace with surround.

CONSERVATORY 14'2 x 8'4 plus recess (4.31m x 2.54m)

Of brick and Upvc construction with windows to the rear garden and French style doors.

STUDY / BEDROOM FOUR 11'2 x 9'5 (3.40m x 2.87m)

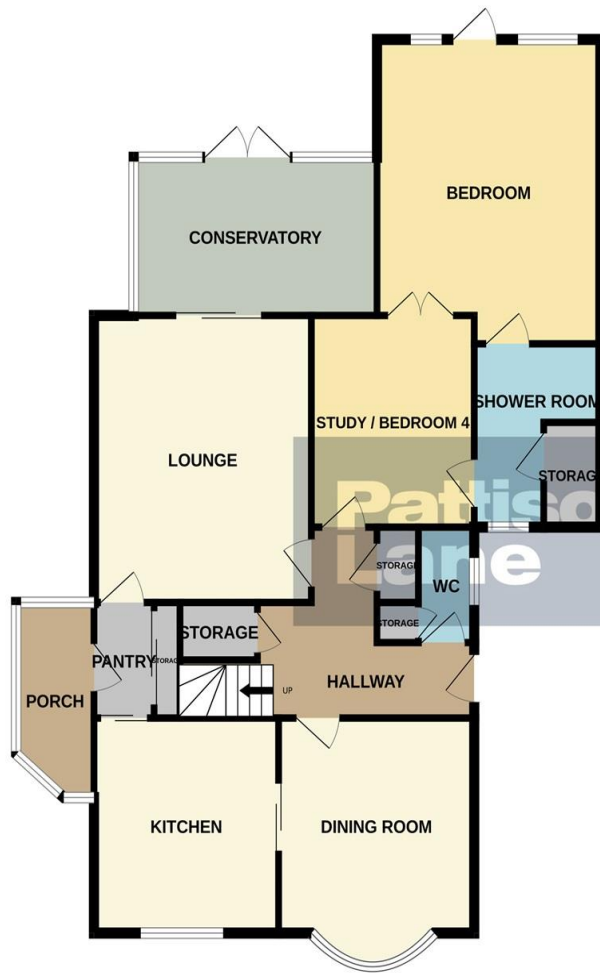
Double doors into ground floor bedroom.

GROUND FLOOR BEDROOM 16'1 max x 13' (4.90m x 3.96m)

Windows and door to the rear garden. Heated towel rail radiator. Wall mounted vertical radiator. Door to en suite.



GROUND FLOOR



1ST FLOOR



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EN SUITE

Suite comprising a large shower, vanity wash hand basin and WC. Heated towel radiator. Frosted window to front aspect. Storage cupboard.

FIRST FLOOR LANDING

Window to side aspect. Doors to bedrooms and bathroom.

BEDROOM TWO 15'3 max x 11'9 plus wardrobe (4.64m x 3.58m)

Window to rear aspect.

BEDROOM THREE 14'2 max x 11'3 max (4.31m x 3.42m)

Window to front aspect. Vanity storage with sink unit.

BATHROOM

Suite comprising a corner shower enclosure. A panelled bath, vanity wash hand basin and WC.

OUTSIDE

FRONT GARDEN / DRIVEWAY

A large driveway providing off road parking for multiple cars, a large covered area at the main entrance and side gate access to the rear garden.

REAR GARDEN

A beautifully maintained enclosed garden with a paved patio / seating area, laid to lawn, and established plant and shrub borders.

To view this property call Pattison Lane on:
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