



Pattison
Lane

Nichols Street, Desborough **Freehold** £250,000

**Pattison
Lane**

Key Features

 3  1   B

- Double Bay Fronted Home
- Separate Reception Rooms
- Impressive Conservatory
- Large Landing with Dual Aspect Windows
- Three Double Bedrooms

This beautiful double bay fronted home has been lovingly maintained by the current owners, the spacious accommodation features separate reception rooms, three double bedrooms, a bathroom and a shower room. Outside you will find a well-established and private landscaped garden.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Under stairs storage cupboard.

LOUNGE 11'3 x 12'2 plus bay (3.42m x 3.70m)

Bay window to front aspect. Inset fireplace with multi fuel burning stove and Adams style surround. Window into the conservatory.

DINING ROOM 10'10 max x 12'1 plus bay (3.30m x 3.68m)

Bay window to front aspect. Wall lighting.

CONSERVATORY 10'6 x 9' (3.20m x 2.74m)

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

KITCHEN 11'6 x 9'10 (3.50m x 2.99m)

Fitted with a range of units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and a half bowl corner sink and drainer unit. Space for free standing cooker. Extractor hood. Plumbing and space for dishwasher. Wall mounted central heating boiler. Quarry tiled flooring. Window to rear aspect.

UTILITY ROOM / SHOWER ROOM

Suite comprising a shower enclosure, vanity wash hand basin and low level WC. Work surface area with plumbing and space for washing machine. Frosted window to rear aspect.

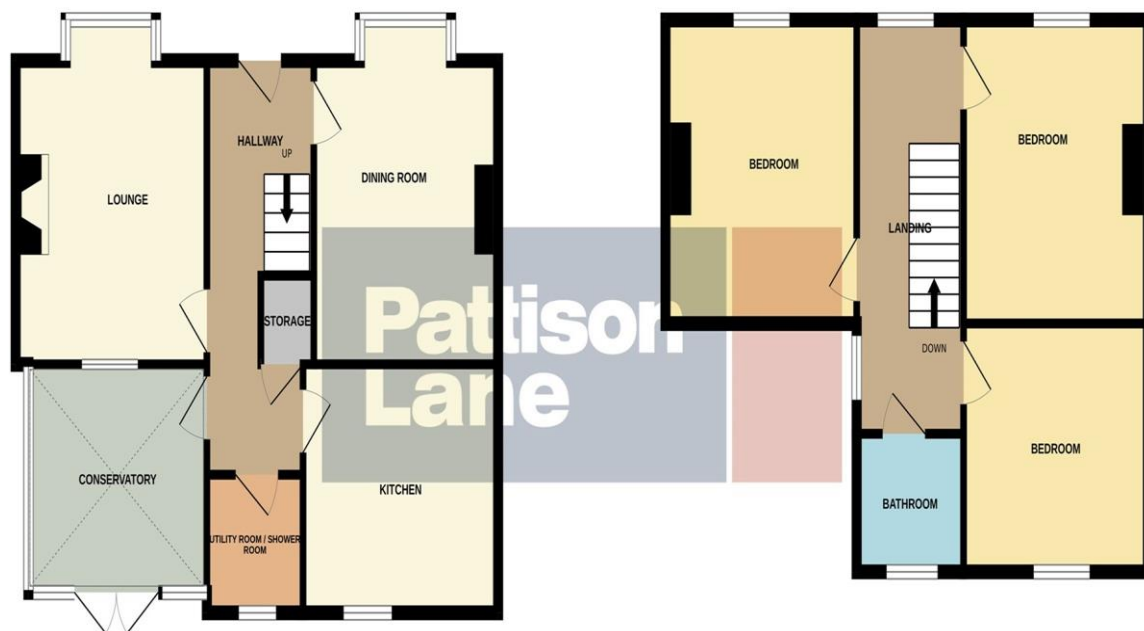
FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Windows to front and side aspect. Access to loft.



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 ©2023

BEDROOM ONE 12'2 x 11'3 max (3.70m x 3.42m)
Window to front aspect.

BEDROOM TWO 10'8 max into wardrobes x 12'1
(3.25m x 3.68m)
Window to front aspect. Fitted wardrobe.

BEDROOM THREE 11'1 x 9'10 (3.37m x 2.99m)
Window to rear aspect.

BATHROOM

Suite comprising a panelled bath with mixer tap and hand held shower appliance, vanity wash hand basin and low level WC. Towel rail radiator. Extractor fan. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Enclosed frontage with low level brick walling.

REAR GARDEN

Enclosed garden with a paved patio / seating area, laid to lawn area, established shrubs and planted borders with a timber tool shed.

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: DPL101132 - 0001

