



Pattison  
Lane

Nichols Street, Desborough **Freehold** £240,000 O.I.E.O.

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Lane**



# Key Features

 3  1  D  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



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**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?



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Contact us to arrange a **FREE** home valuation.

 01536 430527

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