



Pioneer Avenue, Desborough **Freehold** £260,000

**Pattison
Lane**

Key Features

 2  1  D  C

- Detached Home
- Two Bedrooms
- Kitchen/Dining Room
- Lounge with Wood Burner
- Rear Garden (in excess of 80' in length)

A beautifully presented detached home offering lounge with wood burning stove, kitchen/dining room, two bedrooms and a shower room. Outside the rear garden (in excess of 80' in length) is exceptionally well maintained. A single size garage and block paved front garden. Viewing essential.



ENTRANCE HALL

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

CLOAKROOM/UTILITY

Coat hanging space. Base level units. Plumbing and space for automatic washing machine. Low level WC. Wash hand basin with mixer tap over. Boiler for central heating. Radiator. Extractor.

LOUNGE 14'10 x 11'10 (4.52m x 3.60m)

Window to front aspect. Inset wood burning stove.

KITCHEN/DINING ROOM 14'11 max x 17'2 max (4.54m x 5.23m)

L Shaped Room. Fitted with modern units to base and wall with contrasting work surfaces and upstands. Complementary splashback surrounds. Single drainer stainless steel one and a half bowl sink unit with mixer tap over. Electric oven and ceramic style hob with chimney style cooker hood over. Space for fridge/freezer. Windows to side and rear aspect.

SUN ROOM

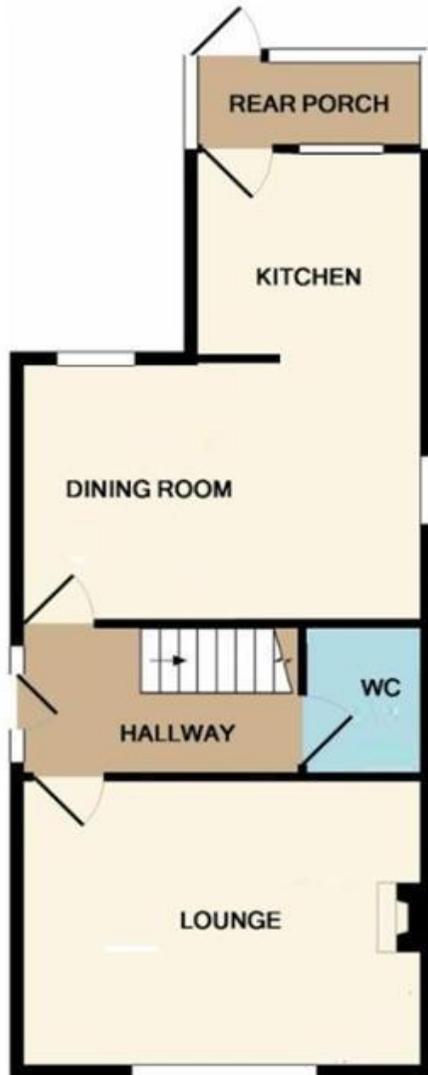
Windows and door giving access to rear garden.

FIRST FLOOR LANDING

Window to side aspect.



GROUND FLOOR



FIRST FLOOR



Illustration Purposes Only

BEDROOM ONE 13'2 x 10'1 (4.01m x 3.07m)
Two windows overlooking rear garden. Fitted wardrobes to one wall. Two radiators.

BEDROOM TWO 7' max x 17'3 (2.13m x 5.25m)
Windows to front and side aspect. Over the stair bulkhead. Radiator.

SHOWER ROOM

Frosted window to front aspect. Suite comprising double fitted shower enclosure, complementary tiling, pedestal wash hand basin with mixer-tap over and low-level WC. Frosted window to side aspect. Towel rail style radiator.

OUTSIDE

FRONT

Laid to block paving providing additional parking. To the side is a shared driveway giving access to:

GARAGE 23' in length (7.01m)

Up and over door to front. Power and light. Windows to rear. Personal door to garden.

REAR GARDEN

The rear garden in excess of 80' in length (24.38m) is exceptionally well maintained with lawn, flower and shrub borders and paved patio/outside seating space. Outside tap. Gated access to driveway.

To view this property call Pattison Lane on:
01536 430527

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

 01536 430527

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