



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

**Pattison  
Lane**

# Key Features

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- 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

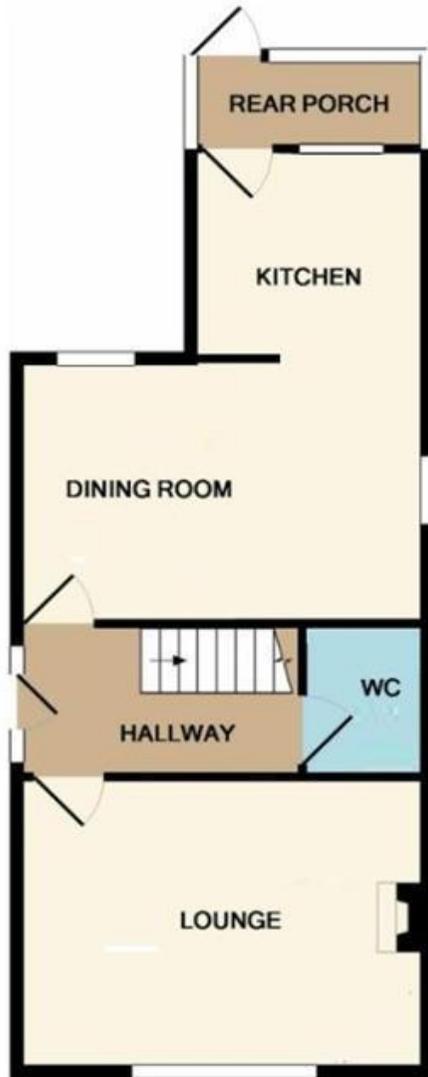
Windows and door giving access to rear garden.

## 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**

# Selling your property?



SCAN ME

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

 01536 430527

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