



The Ride, Desborough **Freehold** £350,000

**Pattison
Lane**

Key Features

 4  2  C  E

- Four Bedroom Detached Home
- En-suite to Master Bedroom
- Separate Study
- Ground Floor Cloakroom
- Walled Rear Garden

This substantial four-bedroom detached home is presented in fantastic order throughout with highlights to include; a large study, a private walled rear garden, a utility room, a refitted shower room and en-suite, a garage and off road parking. Viewing advised.



Entrance Hall

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

Cloakroom

Suite comprising wash hand basin and low-level WC.

Study 11'11 x 5'10 (3.63m x 1.77m)

Window to front aspect. Radiator.

Lounge 16'3 x 11'11 (4.95m x 3.63m)

French doors opening to rear garden. Feature fireplace with inset fire. Radiator. Television point.

Kitchen/Dining Room 22'5 x 11'4 (6.83m x 3.45m)

Fitted with a range of units to base and wall with contrasting work surfaces. Double fitted oven, gas hob with chimney style cooker hood over. One and a half bowl ceramic single drainer sink unit with mixer/spray tap over. Integrated dishwasher. Integrated fridge/freezer. Window to front aspect. Inset spot lighting. Door to side aspect. Further window to rear aspect. Radiator.

Utility 5'10 x 5'11 (1.77m x 1.80m)

Window to rear aspect. Units to base and wall with contrasting work surface. Plumbing and space for automatic washing machine.

First Floor

Bedroom One 11' plus wardrobes x 12' (3.35m x 3.65m)

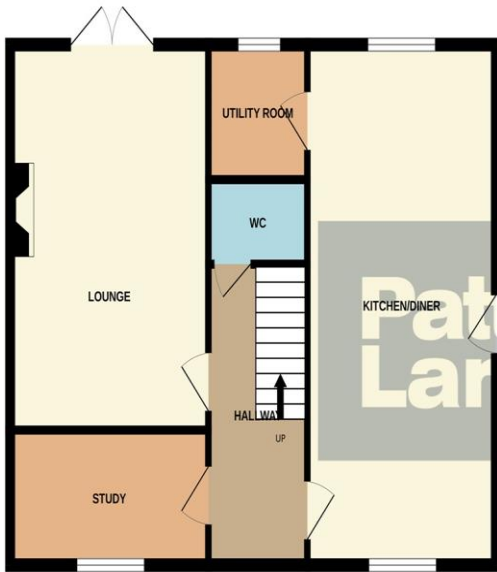
Window to front aspect. Built in wardrobes. Radiator. Door to:

En Suite

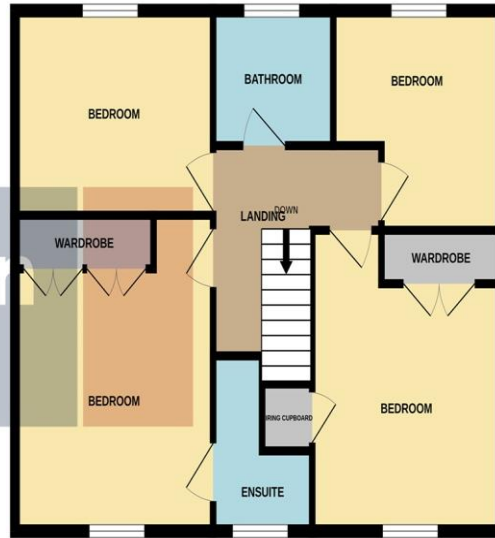
Suite comprising shower enclosure, wash hand basin and low-level WC. Frosted window to front aspect. Towel rail style radiator.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.

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.
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Bedroom Two 11'7 x 11' (3.53m x 3.35m)
Window to front aspect. Built in wardrobes. Airing cupboard. Radiator.

Bedroom Three 12' x 8'10 (3.65m x 2.69m)
Window overlooking rear garden. Radiator.

Bedroom Four 8'10 x 10' max (2.69m x 3.04m)
Window to rear aspect. Radiator.

Shower Room

Suite comprising double walk-in shower, low-level WC and pedestal wash hand basin. Complementary ceramic tiling. Tiled flooring. Frosted window to rear aspect. Towel rail style radiator.

OUTSIDE

Front Garden

Mature hedging and shrubs. Access to front door.

Rear Garden

Enclosed and laid to lawn with mature flower and shrub borders, paved patio/outside seating space. Gated access to:

Garage & Driveway

Driveway approaching detached garage with up and over door to front. Personal door to garden.

To view this property call Pattison Lane on:
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