



Rushton Road, Desborough **Freehold** £299,995 O.I.E.O.

**Pattison
Lane**

Key Features

 3  1  D  C

- Three Bedroom Detached House
- Garage
- Driveway
- Utility Room
- Outdoor Sunroom / Studio in Rear Garden

This three-bedroom detached home has been heavily improved by the current owners and is now presented in fantastic order. Highlights include a larger than average garage, a garden studio, a bespoke fitted storage unit under the stairs, a log burning stove and a beautifully landscaped rear garden.



ENTRANCE PORCH

Reached via main front door. Door into entrance hall.

ENTRANCE HALL

Storage cupboard. Stairs rising to first floor landing. Under stairs storage. Frosted window to side aspect.

CLAOKROOM

Suite comprising a wash hand basin and WC. Frosted window to side aspect.

LOUNGE 12'7 max x 11'8 (3.83m x 3.55m)

Window to front aspect. Inset log burning stove. Open to:

DINING ROOM 11'11 x 11'9 (3.63m x 3.58m)

Sliding doors opening to the rear garden. Period feature fireplace with Adams style surround.

KITCHEN / DINING ROOM 14'5 plus recess x 10'3 (4.39m x 3.12m)

Fitted with units to base and wall with work surfaces over and tiled splashback surrounds. One and a half bowl sink and drainer unit. Integrated eye level double oven. Inset hob with cooker hood over. Plumbing and space for dishwasher. Under unit down lighting. Windows to side and rear aspect. Door to side aspect and additional double doors opening into the rear garden.

UTILITY ROOM 6'10 x 7' (2.08m x 2.13m)

Fitted with units to base and wall with work surfaces over. Sink unit. Plumbing and space for washing machine.

FIRST FLOOR LANDING

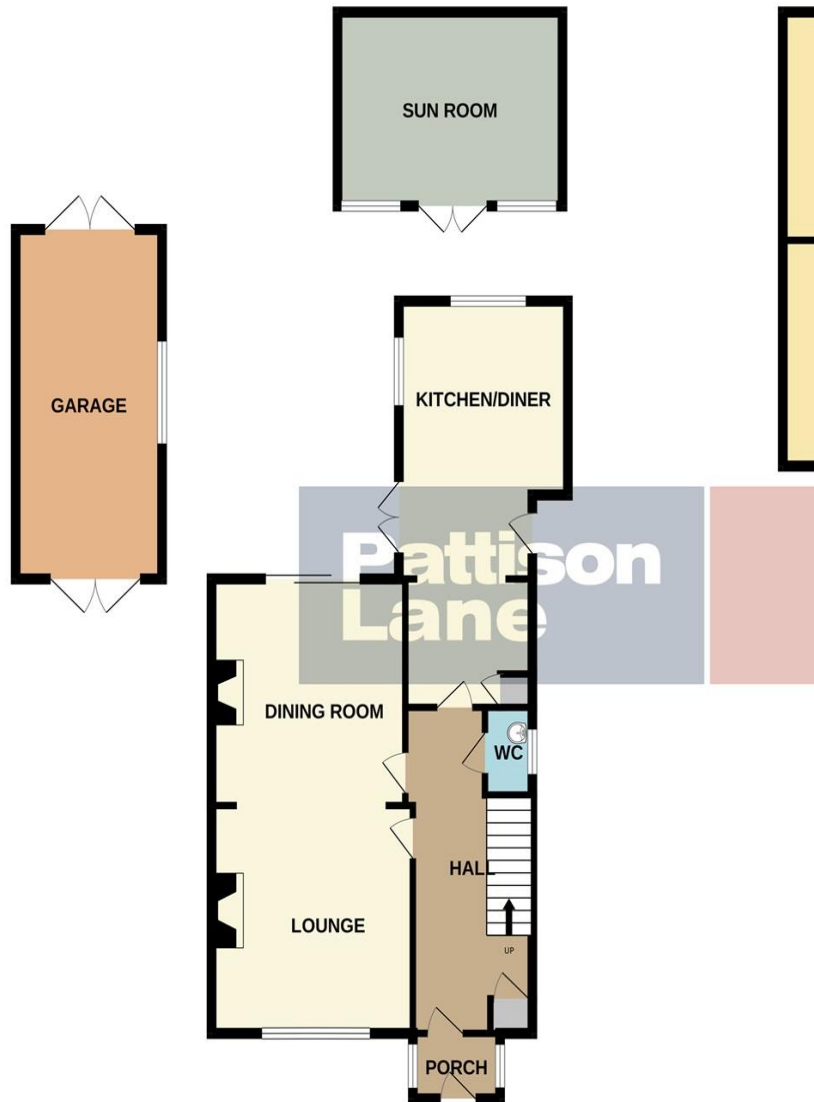
Window to side aspect. Doors to bedrooms and bathroom.

BEDROOM ONE 12'7 max x 11'8 (3.83m x 3.55m)

Window to front aspect. Fitted wardrobe.



GROUND FLOOR



1ST FLOOR



BEDROOM TWO 11' x 11'9 (3.35m x 3.58m)
Window to rear aspect.

BEDROOM THREE 8' x 8'8 (2.43m x 2.64m)
Window to rear aspect.

BATHROOM

Modern fitted suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Frosted window to front aspect.

OUTSIDE

FRONT GARDEN

Enclosed by low level decorative brick walling, shrubs and gravel with access to the main front door.

GARAGE 9' x 18' approx. (2.74m x 5.48m) & **DRIVEWAY**
To the side of the property.

REAR GARDEN

Manicured garden with a paved patio and raised decked seating area with floor LED lighting, fully stocked planted borders, laid to lawn, a green house and a sunroom. Side gate access to the front of the property.

SUNROOM / STUDIO 14'6 x 11' approx. (4.41m x 3.35m)
Insulated and power.

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: DPL101176 - 0001

