



Copelands Road, Desborough **Freehold** £325,000

**Pattison  
Lane**

# Key Features

 3  1  C  C

- Three Bedroom Detached Bungalow
- Off Road Parking
- Sun Room
- Open Plan Living Area
- Renovated by The Current Owners

10 out of 10! We award 10 marks for the condition and presentation of this fantastic bungalow and its enormous garden both of which have been lovingly renovated by the current owners. Viewing advised.



## ENTRANCE HALL

Reached via main front door to side aspect.  
Storage cupboard.

## OPEN PLAN KITCHEN / LIVING AREA 23'5 max x 17'9 (7.13m x 5.41m)

Kitchen - Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Sink unit with mixer tap over. Integrated appliances to include a double combination oven, stow away induction hob, Tiled flooring. Wall lighting. Windows to side aspect. French style doors opening into the sun room.

## SUN ROOM 11'2 x 14'6 (3.40m x 4.41m)

Multi aspect windows. LED Down lighting onto featured brick wall. French style doors opening to the rear garden.

## BEDROOM ONE 11'4 x 8'9 (3.45m x 2.66m)

Window to front aspect.

## BEDROOM TWO 11'4 x 8'9 (3.45m x 2.66m)

Window to front aspect.

## BEDROOM THREE 9'5 x 8'8 (2.87m x 2.64m)

Window to side aspect. Currently utilised and fitted as a utility room.



GROUND FLOOR



## BATHROOM

Modern fitted suite comprising a Japanese style bath with shower screen and shower over, vanity wash hand basin and WC. Frosted window to side aspect.

## OUTSIDE

### FRONT GARDEN / DRIVEWAY

Open plan frontage providing off road parking. Gated access to the main front door and rear garden.

### REAR GARDEN

Beautifully presented and established garden with laid to decorative gravel area, a raised pond, paved patio / seating area, laid to lawn, shrubs, plants, an allotment area, a green house and two timber outbuildings.

To view this property call Pattison Lane on:  
**01536 430527**

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.  
Made with Metropix ©2024


# 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](mailto:desborough@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://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: DPL101175 - 0001

