



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

**Pattison  
Lane**



# Key Features

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- Five Bedroom Semi Detached House
- Garage & Driveway
- Three Reception Rooms
- Shower Room & Bathroom
- Utility Room

Discover this beautifully presented and thoughtfully extended bay-fronted home, offering a superb blend of space and versatility for modern family living. The accommodation comprises five bedrooms, three reception rooms perfect for entertaining and relaxation, a family bathroom, and a convenient shower room. Step outside to beautifully landscaped gardens, ideal for outdoor enjoyment, alongside secure gated off-road parking for several vehicles and a significant garage. With the added benefit of two separate entrances, there is excellent potential to create a self-contained annex, ideal for multi-generational living or a home-based business (subject to planning permission). Opportunities to acquire a property of this standard are rare, making an early viewing essential.





The accommodation comprises of;

ENTRANCE HALL

SECOND ENTRANCE HALL

FRONT RECEPTION ROOM 11'4 x 14' into bay  
(3.45m x 4.26m)

REAR RECEPTION ROOM 11'4 x 11'5 (3.45m x 3.47m)

THIRD FRONT RECEPTION ROOM 19'10 into bay x 9'8 (6.04m x 2.94m)

KITCHEN 12'1 max x 13' max (L Shaped room)  
(3.68m x 3.96m)

BREAKFAST AREA 7'10 x 7'9 (2.38m x 2.36m)

UTILITY ROOM 4'11 x 8'2 (1.49m x 2.48m)

CLOAKROOM

FIRST FLOOR LANDING

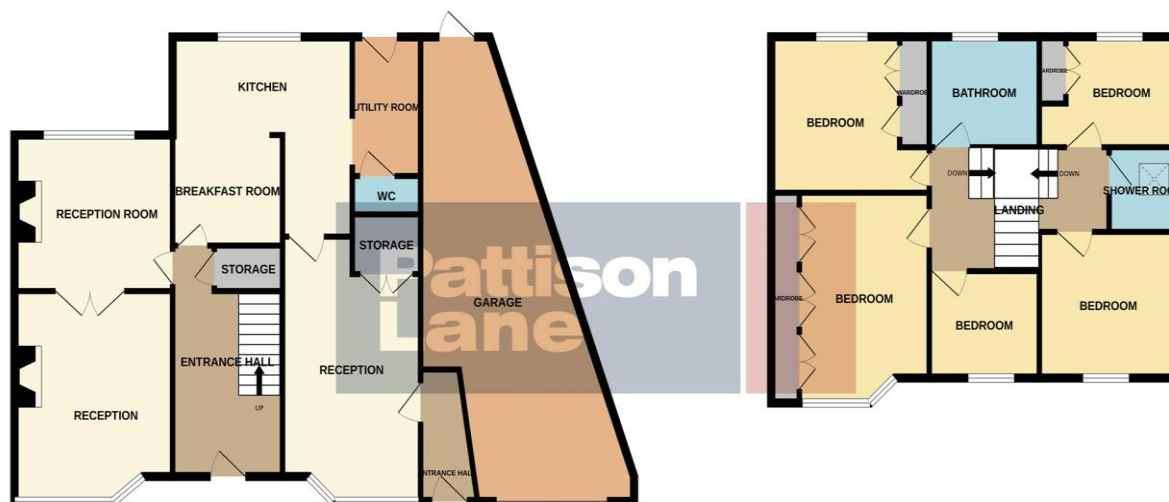
BEDROOM ONE 14'1 into bay x 9'1 plus wardrobe  
(4.29m x 2.76m)

BEDROOM TWO 11'5 x 11'4 into wardrobe (3.47m x 3.45m)



GROUND FLOOR  
1083 sq.ft. (100.6 sq.m.) approx.

1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1740 sq.ft. (161.6 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 THREE 9'7 x 8'11 (2.92m x 2.71m)

BEDROOM FOUR 9'7 into wardrobe x 7'11 (2.92m x 2.41m)

BEDROOM FIVE 7'11 x 6'10 (2.41m x 2.08m)

SHOWER ROOM

BATHROOM

FRONT GARDEN

GARAGE & DRIVEWAY


REAR GARDEN

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

# Selling your property?

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

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