



Harborough Road, Desborough **Freehold** £270,000 Guide Price

**Pattison
Lane**

Key Features

4 3 D C

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For Sale by Auction - T & C's apply
- Subject to Reserve Price

**** NO CHAIN **** Having been extended and modernised by the current owners this four bedroom detached home now boasts a real WOW factor. Viewing is highly recommended.

ENTRANCE HALL

Reached via main front door to side aspect with side screen windows. Stairs rising to first floor landing. Doors to bedroom one and lounge. Inset spotlighting. Under stairs storage cupboard with plumbing for washing machine.

LOUNGE 15'6 x 10'10 (4.72m x 3.30m)

Media wall with electric sockets. Modern fitted fireplace. Inset spotlighting. Wall lighting. Open to:

KITCHEN 11'11 x 15'9 (3.63m x 4.80m)

Modern fitted kitchen with units to base and wall with contrasting work surfaces over. Centre island with base units. One and a half bowl sink and drainer unit with mixer tap over. Integrated appliances to include an eye level oven, inset hob, microwave and dishwasher. Wine rack. Skylights. Inset spotlighting. French style doors opening to the rear garden. Window to rear aspect.



BEDROOM ONE 16'5 max x 10'11 max (5m x 3.32m)

Bay window to front aspect. Door to:

EN SUITE

Suite comprising a shower enclosure, vanity wash hand basin and WC.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Window to side aspect. Access to loft.

BEDROOM TWO 16'6 max x 9'10 max (5.02m x 2.99m)

Bay window to front aspect. Wall lighting.

EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC.

BEDROOM THREE 10'11 x 8'10 (3.32m x 2.69m)

Window to rear aspect.

BEDROOM FOUR 7'3 x 8'8 plus recess

Window to rear aspect. Built in wardrobe storage.

BATHROOM

Suite comprising a P shaped bath with shower screen and shower over with an additional rainfall shower, vanity wash hand basin and WC. Frosted window to side aspect.

OUTSIDE

FRONT GARDEN

Frontage with potential for off road parking. Outside lighting. Established trees.

REAR GARDEN

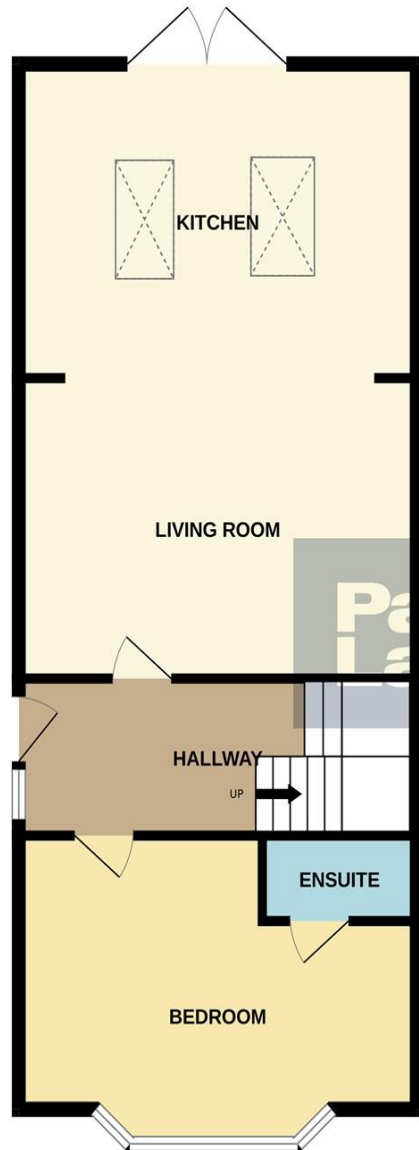
An enclosed garden with a decked seating area and a brick-built storage. Outside lighting.

AGENTS NOTE

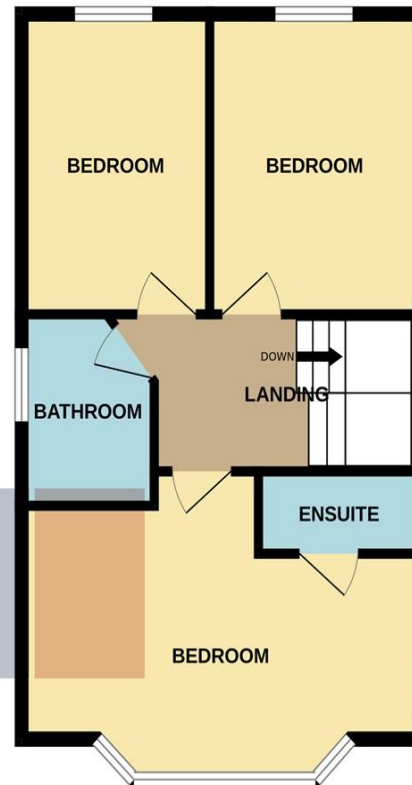
Photos taken prior to tenancy.



GROUND FLOOR



1ST FLOOR



Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.


Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

To view this property call Pattison Lane on:
01536 430527

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