



Mulberry Close, Desborough **Freehold** £450,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

 6  3  C  F

- Six Double Bedrooms
- Two Studies
- Detached Double Garage
- Ground Floor Extension
- Refitted Kitchen

Discover the exceptional lifestyle offered by this substantial six-bedroom detached residence, thoughtfully extended and meticulously presented by its current owners. Encompassing an impressive circa 1,900 square feet across three well-proportioned floors. The property provides a remarkable sense of space and style.

Situated within a peaceful cul-de-sac in Desborough, the home enjoys a highly desirable position enhanced by a private rear gate providing direct access to adjacent green space - ideal for leisurely pursuits and offering a convenient shortcut to the local Sainsbury's supermarket.

The interior is designed for both comfortable family living and sophisticated entertaining. Notable features include six well-appointed bedrooms, with the principal bedroom benefiting from a private en-suite bathroom. Two dedicated studies offer flexible spaces for home





working or quiet reflection. A practical utility room enhances the functionality of the home. The beautifully refitted kitchen serves as a stylish and efficient hub. The impressive lounge, complete with a media wall, provides a superb setting for relaxation, while the formal dining room, illuminated by Velux roof lights and featuring French-style doors opening to the garden, creates an elegant ambiance for gatherings. The property further benefits from two additional well-appointed bathrooms.

Externally, a detached double garage provides ample parking and storage. The well-proportioned rear garden offers a private and tranquil environment for outdoor enjoyment.

This exceptional property represents a unique opportunity to acquire a significant family home in a sought-after Desborough location. To fully appreciate the scale, quality, and lifestyle this residence affords, a viewing is highly recommended

The accommodation comprises;

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

LOUNGE 20'3 x 11'1 max (6.17m x 3.37m)

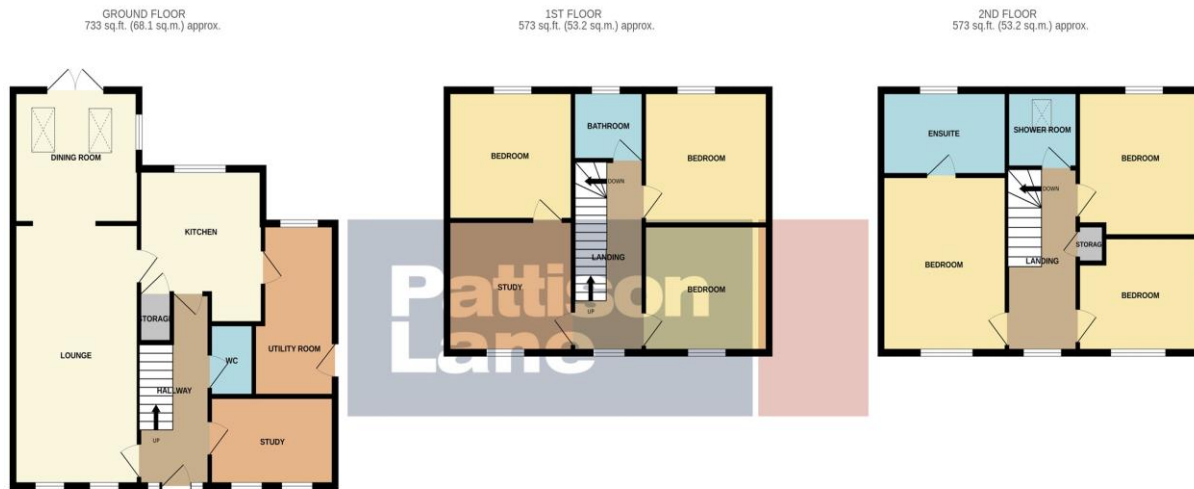
DINING ROOM 10'3 x 10'8 (3.12m x 3.25m)

KITCHEN 11'11 x 10'4 (3.63m x 3.14m)

UTILITY ROOM

STUDY 11' x 6'11 (3.35m x 2.10m)





TOTAL FLOOR AREA: 1879 sq.ft. (174.5 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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## FIRST FLOOR LANDING

STUDY 10' x 11'1 (3.04m x 3.37m)

BEDROOM FOUR 10'11 x 10' (3.32m x 3.04m)

BEDROOM FIVE 9'1 x 10' (2.76m x 3.04m)

BEDROOM SIX 11' x 9'11 (3.35m x 3.02m)

BATHROOM

## SECOND FLOOR LANDING

BEDROOM ONE 13'8 x 11'4 (4.16m x 3.45m)

EN SUITE

BEDROOM TWO 11'4 x 11'3 (3.45m x 3.42m)

BEDROOM THREE 11'4 x 9'9 max (3.45m x 2.79m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

DOUBLE 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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