



Rothwell Road, Desborough Kettering **Freehold** £300,000 O.I.E.O.

**Pattison
Lane**

Key Features

 2  1  E  D

- Detached Bungalow
- Countryside Views
- Off Road Parking for Two Vehicles
- Two Bedrooms
- Two Reception Rooms

Nestled within the desirable market town of Desborough, this exceptional detached bungalow occupies a coveted end plot, affording breathtaking, uninterrupted countryside vistas mere moments away.

Enjoying a prime location, the property is conveniently situated within a comfortable stroll of local amenities and boasts excellent connectivity to major road networks.

Discreetly positioned back from the road, this substantial two-bedroom detached bungalow exudes character and presents an exciting opportunity for further personalization. The property benefits from a recently installed roof and a modern, energy-efficient boiler system.

Approached via a generous main lawn frontage, a central paved pathway guides you to the welcoming front entrance. Upon entering, a charming entrance hall sets the tone for the characterful accommodation within, immediately drawing attention to the impressive high ceilings that enhance the sense of space and period charm.



Located to the front elevation are two well-proportioned double bedrooms, both featuring elegant bay windows. Bedroom One including practicality of integrated wardrobes, maximizing floor space and storage.

Continuing through this delightful home, you will discover two distinct reception rooms. The beautifully appointed living room serves as a comfortable retreat, featuring a focal point open fireplace and seamless access via sliding doors to the bright and airy conservatory. Bathed in natural light, the conservatory offers a tranquil space to relax and enjoy the garden views. Adjacent to the living room, the separate dining room provides an ideal setting for formal or family meals, with a further doorway leading into the kitchen.

The well-equipped fitted kitchen offers a comprehensive range of eye and base level units, complemented by integrated appliances including a double Bosch oven and a four-ring gas hob with an extractor hood over.

The contemporary shower room has been thoughtfully renovated to a high standard. This modern four-piece suite comprising a spacious walk-in/oversized shower enclosure, a vanity unit with an inset wash hand basin, and a low-level WC.

The meticulously maintained southwest-facing enclosed rear garden provides a private and secure environment, perfect for outdoor entertaining and family enjoyment. A significant additional benefit is the outbuilding, currently configured as an Office and Utility Room. To the rear of the property, a gravelled driveway provides convenient off-road parking for two vehicles, secured by a gated access point leading into the garden.

Viewings are highly advised to appreciate all this home has to offer!



GROUND FLOOR



The accommodation comprises;

ENTRANCE HALL

LOUNGE 13'8 x 13'6 (4.16m x 4.11m)

CONSERVATORY

DINING ROOM 11'9 x 7'8 (3.58m x 2.33m)

KITCHEN 9'7 x 11'11 (2.92m x 3.63m)

BEDROOM ONE 13'5 plus bay x 11'11 plus wardrobe (4.08m x 3.63m)

BEDROOM TWO 9'2 plus bay x 11'11 (2.79m x 3.63m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

OFFICE 14'7 narrowing to 4'8 x 7'7 plus recess (4.44m narrowing to 1.42m x 2.31m)

UTILITY ROOM 10'1 x 5'2 (3.07m x 5.2m)

DRIVEWAY

To view this property call Pattison Lane on:
01536 430527

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