



Lower Steeping, Desborough **Freehold** £400,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Four Bedroom Detached Family Home with Field Views
- Open Plan Lounge / Diner / Kitchen
- Large Versatile Reception / Annexe Room
- Offered to the market NO CHAIN
- Secluded Location Off a Private Drive

Discover an exceptional opportunity to acquire a beautifully presented detached family home in the highly desirable market town of Desborough. Situated on a significant plot and accessed via a private shared driveway. This property enjoys an enviable position with uninterrupted and truly exceptional field views. Enjoy the convenience of a prime location, offering easy access to Desborough's local amenities, shops, and schools, while also benefiting from excellent connectivity to major road networks for effortless commuting.

Step inside to an impressive and stylishly modernised kitchen, complete with NEFF integrated appliances and induction hob, a dedicated dining area, and a comfortable sitting room - perfect for



modern family life. A large conservatory extends this living space further, providing an ideal setting for relaxation and entertaining. Off the lounge is a small corridor leading to an annexe. This large versatile space has been used as a bedroom (granny annexe), work area for complementary therapies and is currently used as an office space. It has wonderful countryside views. Off the corridor is a modern wet room and a large storage cupboard. At the far end is the door leading directly to the double garage with electric door.

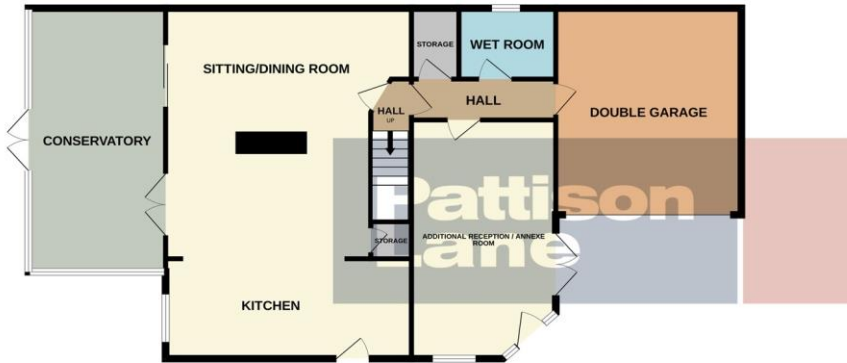
The first floor comprises four well-proportioned bedrooms, three of which are generous doubles. Bedrooms one and two feature the added benefit of built-in wardrobes, offering valuable storage. A contemporary shower room serves the first floor.

Externally, the property boasts a substantial rear garden, providing ample space for children to play and for outdoor enjoyment. To the front, a thoughtfully designed decked entertaining area with a covered hot tub creates a fantastic space for social gatherings. The open-plan front garden enhances the property's kerb appeal. Furthermore, the property offers extensive off-road parking, a convenient carport, and a double garage.

Properties with such breathtaking views and a wealth of desirable features are rare. Early viewing is highly recommended to fully appreciate the unique lifestyle this exceptional home offers.



GROUND FLOOR



1ST FLOOR



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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The accommodation comprises;

RECEPTION ROOM / ANNEXE ROOM 11'1 max x 19'1 (3.37m x 5.81m)

INNER HALL

SITTING / DINING ROOM 18'11 narrowing to 15'9 x 22'6 (5.76m narrowing to 4.80m x 6.85m)

KITCHEN 16'11 x 8' (5.15m x 2.43m)

CONSERVATORY 21'1 x 10'7 (6.42m x 3.22m)

WET ROOM

FIRST FLOOR LANDING

BEDROOM ONE 12' plus wardrobe x 12' (3.65m x 3.65m)

BEDROOM TWO 12' x 7'11 (3.65m x 2.41m)

BEDROOM THREE 8'7 x 9'10 (2.61m x 2.99m)

BEDROOM FOUR 6'7 x 9'1 (2m x 2.76m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

GARDEN

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01536 430527

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