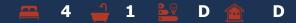


Pattison Lane

Key Features



- Four Bedroom Detached Family
 Home
- Spacious Lounge
- Off Road Parking to Rear
- Separate Dining Room
- Conservatory

Nestled discreetly on Rushton Road in the charming market town, this substantial detached residence unveils a captivating split-level design, offering an exceptional sense of space and a layout that truly warrants an inperson viewing to fully appreciate its ingenuity and untapped possibilities.

Its prime location affords convenient access to a range of local amenities, including shops, as well as being within comfortable reach of well-regarded primary schools, making it an ideal setting for families. Excellent road links are also readily accessible, facilitating effortless commuting and exploration of the wider area.

Stepping through the welcoming porch, you are immediately drawn into the heart of the home - a generously proportioned kitchen/breakfast room, providing ample space for culinary creations and casual dining. Adjacent to this lies a separate and versatile sitting/dining room, perfect for both relaxed family evenings and more formal entertaining. The inviting lounge, bathed in natural light, features elegant French







doors that seamlessly connect the indoor space with the delightful garden beyond. Completing the ground floor is a practical WC and a conservatory, offering a tranquil space to unwind and providing access to a useful outdoor shed. Furthermore, a staircase descends to a valuable cellar, presenting abundant storage solutions for household essentials and beyond.

Ascending to the first floor, you will discover four well-proportioned bedrooms, each offering a comfortable retreat. The principal bedroom is enhanced by the convenience of built-in wardrobes, providing ample storage. Bedroom two boasts the added luxury of a private en-suite shower room. The well-appointed family bathroom serves the remaining bedrooms on this floor.

Externally, the property boasts a beautifully enclosed and landscaped garden, offering a private oasis for relaxation and recreation. A significant advantage is the gated access to the rear of the property, providing secure offroad parking.

Viewings are strongly advised to appreciate all this home has to offer.

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

CLOAKROOM

SITTING / DINING ROOM 18'9 x 11'2 (5.71m x 3.40m)

LOUNGE 18'7 x 17'1 (5.66m x 5.20m)





BASEMENT 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 lens are approximate and no responsibility is taken for any error, prospective purchaser. The services, species and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given. KITCHEN / BREAKFAST ROOM 22'4 x 10' (6.80m x 3.04m)

CONSERVATORY 12'10 x 7'6 (3.91m x 2.28m)

STORAGE SHED

CELLAR

FIRST FLOOR LANDING

BEDROOM ONE 17'7 x 16'1 (5.35m x 4.90m)

BEDROOM TWO 12' x 12'11 max (3.65m x 3.93m)

EN SUITE

BEDROOM THREE 11' x 9'8 (3.35m x 2.94m)

BEDROOM FOUR 11' x 8' (3.35m x 2.43m)

BAHTROOM 9'11 x 7'10 (3.02m x 2.38m)

OUTSIDE

AGENTS NOTE: Solar panels installed

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

Selling your property?



SCAN ME

Contact us to arrange a FREE home valuation.

- 01536 430527
- 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL
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