



Harborough Road, Desborough **Freehold** £320,000

**Pattison
Lane**

Key Features



- Detached Home
- Three Bedrooms
- Kitchen & Breakfast Room
- Cellar
- Downstairs WC

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An exceptional opportunity awaits to acquire this stunning three-bedroom bay-fronted detached residence, meticulously refurbished to an exacting standard. From the moment you step through the obscured double-glazed composite door into the impressive entrance hall, the quality is evident. The heart of this home is undoubtedly the show-stopping fitted kitchen, boasting exquisite porcelain work surfaces, a charming Belfast-style sink, and a suite of integrated appliances - a true culinary dream. The seamless flow continues into



the open-plan utility area, complete with a guest W.C. Further enhancing the generous living space is a thoughtfully converted basement, offering incredible versatility as a home cinema, vibrant playroom, or additional private retreat.

The inviting lounge, featuring a charming bay window and a cosy wood burner, provides the perfect sanctuary for relaxation. Upstairs, a brand-new bathroom serves three beautifully presented bedrooms. Outside, the property truly excels with an impressive overall plot of approximately 0.15 acres. The truly enormous rear garden is a private oasis, offering a covered seating area ideal for alfresco dining and entertaining, alongside a greenhouse and additional outdoor space. To the front, ample off-road parking is provided by a generous driveway. This remarkable home benefits from attractive uPVC double glazing throughout, solid wood doors, newly rewired electrics, a new boiler, and refreshed pipework. With no onward chain, this is a rare chance to secure a truly magnificent home.





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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Entrance Hall

Lounge 12'4 x 11'8 plus bay (3.86m x 3.55m)

Dining Room 15'4 x 12'5 max (4.67m x 3.78m)

Kitchen 15'7 x 8'4 (4.75m x 2.54m)

Cellar 14'3 x 9'10 (4.34m x 2.99m)

Breakfast Room 8'5 x 6'10 (2.56m x 2.08m)

Downstairs WC

First Floor

Bedroom One 15'9 max x 11'6 (4.80m x 3.50m)

Bedroom Two 12'6 x 9'8 max (3.81m x 2.94m)

Bedroom Three 8'9 x 7'11 (2.66m x 2.41m)

Bathroom

Outside

Driveway


Rear Garden

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01536 430527

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