



Federation Avenue, Desborough **Freehold** £335,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Three Bedroom Detached Home
- Garage & Driveway
- Fully Insulated Timber Outbuilding
- Laundry Room & Cloakroom
- Bay Fronted Living Room

Presented in immaculate, show-home condition, this impressive bay-fronted residence occupies a generous plot on the highly sought-after Federation Avenue.

A standout feature of this property is the substantial, fully insulated timber outbuilding—an incredibly versatile space offering significant potential for conversion into a self-contained annexe, a professional home office, or a private studio.



The ground floor boasts a bright, welcoming lounge centered around a classic bay window, leading through to an expansive open-plan kitchen and dining suite. This social heart of the home features Bi-folding doors that open onto a large, raised patio, perfect for seamless indoor-outdoor entertaining.

Externally, the property continues to impress with a beautifully landscaped garden, ample off-road parking, and a large garage equipped with a separate laundry room and outdoor W.C.

Agent's Note: The original third bedroom has been thoughtfully converted into a modern bathroom to facilitate a future loft conversion. Should a buyer require the original three-bedroom configuration, the vendor is prepared to reinstate this prior to completion.

The accommodation comprises:

ENTRANCE HALL

LIVING 12' max x 12' plus bay (3.65m x 3.65m)

KITCHEN / DINING ROOM 18'4 max x 16' max - L shape (5.58m x 4.87m)

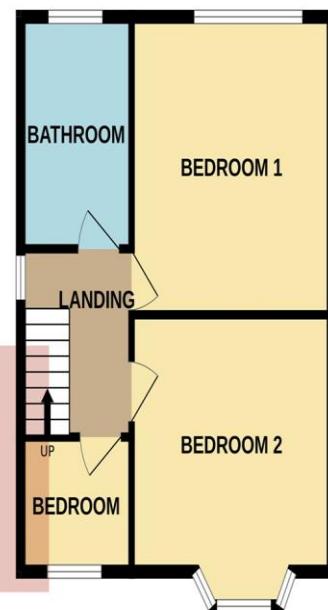
FIRST FLOOR LANDING



GROUND FLOOR



1ST FLOOR



BEDROOM ONE 12' max x 10'5 plus bay (3.65m x 3.17m)

BEDROOM TWO 12'5 x 10'11 max (3.78m x 3.32m)

BEDROOM THREE 8'8 x 6'11 (2.64m x 2.10m)

BATHROOM 5'11 x 5'6 (1.80m x 1.67m)

OUTSIDE

FRONTAGE WITH GARAGE 17'3 x 9'10 (5.25m x 2.99m) & DRIVEWAY

REAR GARDEN

With access to cloakroom and laundry room 12'9'10 max (3.65m x 2.99m)

OUTBUILDING

Currently used as a Home Bar 17'2 x 18'3 (5.23m x 5.56m)

Reception one - 11'6 x 8'11 (3.50m x 2.71m)

Reception two - 11'7 x 9'2 (3.53m x 2.79m)

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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To view this property call Pattison Lane on:
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home valuation.

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