



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

**Pattison
Lane**

Key Features

🚗 3 🏠 1 📺 D 🏡 C

- 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



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.
Made with Metropix ©2026

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)

To view this property call Pattison Lane on:
01536 430527

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 430527

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 desborough@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: DPL101569 - 0001

