



Pattison  
Lane

Oak Tree Close, Desborough **Freehold** £265,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

 4  1  C  D

- Four Bedroom Semi - Detached Home
- Bay Fronted
- Ensuite to Master Bedroom
- Garage & Driveway
- NO ONWARD CHAIN

A modern four bedroom semi-detached home offered to the market in fantastic order and with NO ONWARD CHAIN. Further highlights include; a garage, off road parking, an en-suite to the master bedroom, a ground floor WC and a private rear garden. Viewing advised.



#### ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

#### CLOAKROOM

Suite comprising a wash hand basin and WC.  
Frosted window to side aspect.

#### KITCHEN / DINING ROOM 13'10 plus bay x 9'1 (4.21m x 2.76m)

Fitted with modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated double oven. Inset hob with cooker hood over. Bay window to front aspect.

#### LOUNGE 16'1 x 11'9 max (4.90m x 3.58m)

Window to rear aspect. Patio doors opening to the rear garden.

#### FIRST FLOOR LANDING

Stairs rising to second floor landing. Doors to three bedrooms and bathroom. Storage cupboard.

#### BEDROOM FOUR 6'8 max x 10'5 max (2.03m x 3.17m)

Window to rear aspect.

#### BEDROOM TWO 9'1 x 13'7 max (2.76m x 4.14m)

Window to rear aspect.

#### BEDROOM THREE 9'1 max x 12'4 max (2.76m x 3.75m)

Window to front aspect.





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 ©2024

### BATHROOM

Suite comprising a panelled bath, wash hand basin and WC. Frosted window to front aspect.

### SECOND FLOOR

Door to bedroom one. Storage cupboard housing boiler.

**BEDROOM ONE** 20'3 x 10'2 max (6.17m x 3.09m)  
 Window to front aspect. Skylight window. Storage cupboard. Door to en suite.

### EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC. Skylight window.

### OUTSIDE

#### FRONT GARDEN

Open plan frontage with laid to lawn and established shrubs.

#### GARAGE AND DRIVEWAY

Driveway to the side of the property leading to a garage with up and over door.

#### REAR GARDEN

Enclosed garden with laid to lawn and paved patio / seating area.

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

 [desborough@pattisonlane.co.uk](mailto:desborough@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



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: DPL101002 - 0004

