



Doulton Close, Desborough Kettering **Freehold** £450,000

**Pattison
Lane**

Key Features



- Detached Family Home
- Four Bedrooms
- En Suite to Master Bedroom
- Spacious Living Room
- Two Further Reception Rooms

Presented in exceptional condition throughout, this beautifully extended four-bedroom detached family home is situated within a highly sought-after residential development. Offering a wealth of versatile living space, this property perfectly balances contemporary design with everyday practicality.

Ground Floor:

- Open-Plan Kitchen & Dining: At the heart of the home lies a spectacular open-plan kitchen and dining room, the space features a sleek, high-gloss modern fitted kitchen with a central peninsula/breakfast bar. Seamless bi-folding doors flood the room with natural light and open directly onto a raised decking area, creating an ideal layout for alfresco dining and entertaining.
- Generous Living Spaces: The ground floor boasts a remarkably spacious and elegantly presented principal living room.
- Versatile Reception Rooms: Further enhancing the ground floor are two additional reception rooms-created in part by the thoughtful conversion of half of the original double garage. These versatile spaces serve perfectly as a home



office, a snug, or a children's playroom.

- Additional Amenities: A convenient utility room and a guest cloakroom/WC complete the comprehensive ground-floor accommodation.

First Floor:

- Galleried Landing: Ascending the staircase from the welcoming entrance hall, you are greeted by an impressive and bright half-galleried landing.

- Bedrooms & Bathrooms: The upper level comprises four well-proportioned bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Exterior:

- Landscaped Rear Garden: To the rear, the property offers a generously sized, beautifully landscaped garden. This private outdoor oasis features an expanse of lawn, a raised decking area, and a fantastic bespoke timber-covered entertaining space-perfect for relaxing regardless of the weather.

- Frontage & Parking: To the front, the property boasts strong curb appeal with an attractive red-brick facade, a manicured front lawn, and a driveway providing ample off-road parking alongside the remaining single garage.

Early internal viewing is highly recommended to fully appreciate the exceptional standard of presentation and generous proportions this home has to offer.

Entrance Hall

Lounge 9'6 x 13'5 (2.89m x 4.08m)

Living Room 11'11 x 21'4 (3.63m x 6.50m)

Kitchen/Dining Room 12'1 x 23'6 (3.68m x 7.16m)

Cloakroom



GROUND FLOOR
1177 sq.ft. (109.4 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1810 sq.ft. (168.1 sq.m.) approx.

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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Utility Room 5'3 x 6' (1.60m x 1.82m)

Office/Study 8'6 x 16'6 (2.59m x 5.02m)

First Floor

Bedroom One 12' x 12'7 (3.65m x 3.83m)

En Suite 7' max x 5'7 (2.13m x 1.70m)

Bedroom Two 10'2 x 8'6 (3.09m x 2.59m)

Bedroom Three 8'11 x 8'7 (2.71m x 2.61m)

Bedroom Four 8'4 to face of wardrobes x 9'6 (2.54m x 2.89m)

Bathroom 9'6 x 6'5 (2.89m x 1.95m)

Outside

Front Garden

Driveway & Garage

Rear Garden

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 430527

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