



Ironwood Avenue, Desborough **Freehold** £425,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Five Bedroom Detached Home
- Two En Suite Facilities
- Double Garage & Driveway
- Modern Fitted Kitchen / Breakfast Room
- Downstairs Cloakroom

Presenting a substantial five-bedroom detached residence, thoughtfully configured to meet the highest demands of modern family living.

This exceptional property offers a wealth of versatile accommodation, featuring two expansive reception rooms, a dedicated utility room, and a convenient ground-floor cloakroom. The upper level boasts five generously proportioned bedrooms, two of which benefit from private en-suite facilities. Externally, the home is framed by attractive gardens to both the front and rear, complete with ample off-road parking and a double garage.

A superb family home where early viewing is highly recommended.



The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE 19'3 x 11'3 (5.86m x 3.42m)

DINING ROOM 9' plus recess x 11' (2.74m x 3.35m)

KITCHEN/ BREAKFAST ROOM 17' x 10'3 max
plus recess (5.18m x 3.12m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 11'3 x 11'4 (3.42m x 3.45m)

EN SUITE

BEDROOM TWO 11'11 x 10'5 (3.63m x 3.17m)

EN SUITE

BEDROOM FIVE 6'11 x 7'7 (2.10m x 2.31m)

SECOND FLOOR LANDING



The floor plan shows a central entrance hall with a staircase leading up and a storage area. To the left is a large lounge. To the right of the hall are a WC, a dining room, and a kitchen/breakfast room. A utility room is located between the dining room and the kitchen/breakfast room.

A floor plan of a three-bedroom house. The layout features three bedrooms at the top, a central hallway with stairs leading up and down, and a bathroom at the bottom. The rooms are labeled: BEDROOM, BEDROOM, BEDROOM, BATHROOM, HALLWAY, UP, DOWN, and STAIRS. The plan also shows a central staircase area with 'UP' and 'DOWN' directions.

Floor plan of a two-story house. The first floor features a central hallway with a 'DOWN' arrow pointing to a 'LOBBY' area. The lobby leads to two 'WAREHOUSE' areas. The second floor consists of two 'BEDROOM' areas and a 'BATHROOM'.

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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BEDROOM THREE 11'3 x 13'9 (3.42m x 4.19m)

BEDROOM FOUR 13'9 x 10'5 (4.19m x 3.17m)

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

DOUBLE GARAGE

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

 desborough@pattisonlane.co.uk

 www.pattisonlane.co.uk



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