



Approximate Outline

Tawny Lane, Desborough **Freehold** £325,000

**Pattison
Lane**

Key Features

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- Three Bedroom Detached Family Home
- Garage & Driveway
- Downstairs Cloakroom
- En Suite to Master Bedroom
- Conservatory

A substantial and rarely available three-bedroom detached family home, occupying an exceptional plot within a highly desirable residential development in Desborough.

A standout feature of this property is the extensive adjacent land included in the sale, offering vast potential for future expansion or landscaping (subject to relevant planning permissions).

The ground floor accommodation opens via an entrance porch into a welcoming hallway complete with a guest cloakroom/WC. The expansive dual-aspect lounge / diner provides an excellent entertaining space and leads directly into a large conservatory, fitted with an insulated roof to ensure comfortable, year-round use. A well-appointed kitchen / breakfast room completes the ground floor layout.



Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a principal bedroom with a private en-suite shower room, alongside a contemporary family bathroom.

Externally, the property boasts off-road parking leading to a detached single garage. The rear garden has been attractively paved and landscaped for low maintenance, offering an excellent degree of privacy.

Early viewing is highly recommended to appreciate the accommodation and substantial plot on offer.

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

CLOAKROOM

LOUNGE / DINING ROOM 22' x 11'5 plus bay (6.70m x 3.47m)

CONSERVATORY 12' x 14'1 (3.65m x 4.29m)

KITCHEN 10' x 11'8 (3.04m x 3.55m)

FIRST FLOOR LANDING

BEDROOM ONE 11'5 x 10'9 (3.47m x 3.27m)

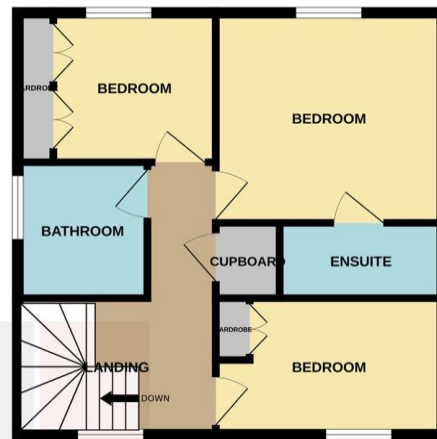
BEDROOM TWO 11'5 max x 7'2 (3.47m x 2.18m)



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.
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BEDROOM THREE 8'2 into wardrobe x 7'1 (2.48m x 2.15m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

LAND TO THE SIDE

AGENTS NOTE:

The land to the side of the property is on a separate title, please ask branch for more details.

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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