



Mulberry Close, Desborough **Freehold** £475,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Five Bedroom Detached Family Home
- Occupied on a Large Plot
- Three Reception Room with Potential Bedroom Six
- Double Garage and Parking to the Rear
- Two En-Suites and One Family Bathroom

Nestled in a peaceful cul-de-sac in the sought-after town of Desborough, this impressive, detached home occupies a substantial plot and offers an expansive lifestyle across three floors.

Perfectly balancing quiet residential living with convenience, the property is just moments away from local schools, amenities, and exceptional road links perfect for everyday commute.

Welcomed via the Entrance Hall, you are met with a layout designed for both formal entertaining and relaxed family time. The Dual-Aspect Living Room is a bright and airy space featuring elegant French doors that open directly onto the private rear garden. The spacious Kitchen/Breakfast Room is truly the heart of the home, offering ample space for casual dining and morning coffee.

A separate Dining Room, the perfect dedicated space for hosting dinner parties or family Sunday roasts. A separate Utility Room keeps laundry out of sight, and a convenient guest cloakroom (WC) completes the First Floor.



The first floor offers unique flexibility, currently configured to include Two Generous Double Bedrooms, each well-proportioned with plenty of natural light. An additional Reception Room which is currently utilised as a sophisticated second Living Room, this expansive space offers the potential to serve as a sixth bedroom and the Principal Family Bathroom, featuring a modern suite to serve this level.

The Second Floor is dedicated to rest and privacy, comprising Three Further Double Bedrooms, including two impressive suites. The two of the bedrooms on this level enjoy the luxury of private en-suite shower rooms, ideal for teenagers or guests.

The exterior of the property is as impressive as the interior, the Private Rear Garden is fully an enclosed, landscaped space perfect for outdoor entertaining. Further benefits include the exceptional Parking, the property boasts a Double Garage and a Driveway with comfortable parking for up to six vehicles.

Viewings are highly advised to appreciate all this exceptional family home has to offer!

ENTRANCE HALL
CLOAKROOM

LIVING ROOM 11'2 x 20' (3.40m x 6.09m)

DINING ROOM 11' x 7' (3.35m x 2.13m)

KITCHEN / BREAKFAST ROOM 18'5 max narrowing to 11'8 x 10'5 narrowing to 7'6 (5.61m narrowing to 3.55m x 3.17m narrowing to 2.28m)

UTILITY ROOM 7' x 5'2 (2.13m x 1.57m)

FIRST FLOOR LANDING

RECEPTION ROOM / POTENTIAL BEDROOM 11' x 20' (3.35m x 6.09m)





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BEDROOM FOUR 11' x 11' (3.35m x 3.35m)

BEDROOM FIVE 11' x 8'2 (3.35m x 2.48m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE 13' x 11'4 (3.96m x 3.45m)

EN SUITE 11'4 x 6'4 (3.45m x 1.93m)

BEDROOM TWO 11'4 x 9'11 plus wardrobe (3.45m x 3.02m)

EN SUITE 7' x 6'3 (2.13m x 1.90m)

BEDROOM THREE 7' plus wardrobe x 11'4 (2.13m x 3.45m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

DOUBLE GARAGE & DRIVEWAY

To view this property call Pattison Lane on:
01536 430527

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

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