



Mercia Road, Desborough Kettering **Freehold** £300,000 O.I.E.O.

**Pattison
Lane**

Key Features

3 2 B D

- Three Bedroom Detached Home
- Garage & Driveway
- Downstairs Cloakroom
- Bay Front Lounge
- En Suite to Master Bedroom

Originally constructed by the renowned Bellway Homes, this exceptional three-bedroom detached residence is situated within the highly coveted Weavers Mead development. Presented in immaculate condition throughout, the home perfectly balances modern efficiency with high-end finishes.



The ground floor features a bright and expansive kitchen-diner, thoughtfully designed with a comprehensive range of integrated appliances. To the first floor, the primary bedroom serves as a private retreat, complete with a contemporary en-suite.

Externally, the property boasts a private, walled rear garden, offering an unusual degree of seclusion for a modern home. A standout feature is the oversized garage, measuring over 10ft in width, providing ample space for larger modern vehicles or additional storage.

Internal viewing is highly recommended to appreciate the standard of accommodation on offer.

The accommodation comprises:

HALLWAY

CLOAKROOM

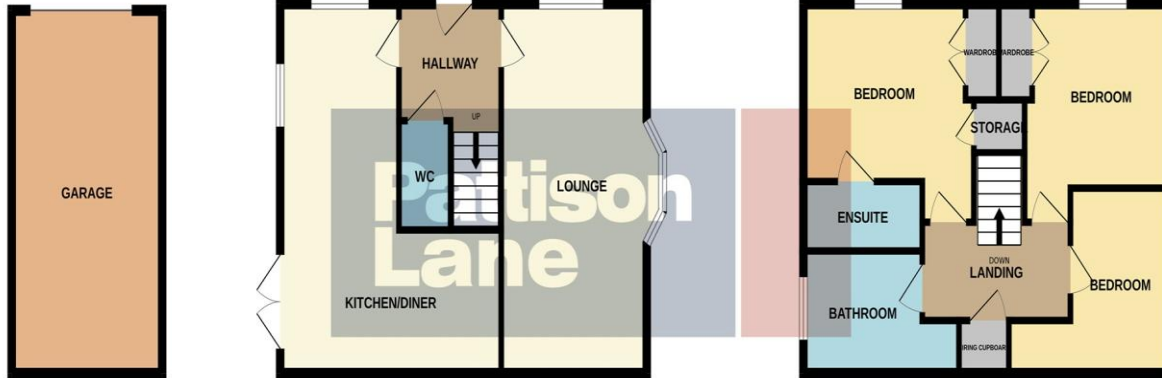
LOUNGE 19'5 x 10'2 (5.91m x 3.09m)

KITCHEN / DINING ROOM 19'5 narrowing to 7'7 x 15'5 narrowing to 8'3 (L shaped room) (5.91m narrowing to 2.31m x 4.69m narrowing to 2.51m)



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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FIRST FLOOR LANDING

BEDROOM ONE 12'1 max x 9'4 plus recess
(3.68m x 2.84m)

EN SUITE

BEDROOM TWO 10'4 x 9'2 (3.14m x 2.79m)

BEDROOM THREE 6'4 plus recess x 9'11 (1.93m x 3.02m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE 10'6 x 19'1 (3.20m x 5.81m) &
DRIVEWAY

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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