

Oakwood Close, Desborough **Freehold** £415,000

Pattison Lane

Key Features

5 3 C E

- Five Bedroom Three Storey Detached Family Home
- Beautifully Presented Throughout
- Newly Fitted Modern Kitchen
- Three Reception Rooms
- En-Suite to Master Bedroom

Welcome to the market, this impressive five-bedroom detached family home offering generous accommodation arranged over three floors, completed with a double garage and off-road parking for two vehicles.

Situated on the sought-after Grange development in the heart of Desborough, the property is within comfortable walking distance of local amenities, schools, supermarkets, and the leisure centre. Excellent transport links are close by, with both Market Harborough and Kettering train stations offering direct rail connections to London.

Step into an inviting entrance hall featuring decorative flooring, and a staircase with a central runner sets an elegant tone, accompanied by a stylish guest WC. The bright living room boasts a feature media wall, baton panelling, and an opening leading through to the dining area.

The heart of the home is a stunning kitchen / dining room fitted with high-gloss units, under-counter lighting, square-edge worktops, and integrated appliances including a double oven, gas hob, and dishwasher, alongside space for an American-style fridge-freezer. French doors open directly to the garden, while a separate utility room offers additional







storage, sink, wine cooler, washing machine space, and rear garden access. Completing the ground floor is a versatile second reception room / snug, ideal as a home office, playroom, or additional bedroom.

The upper levels accommodate five well-proportioned bedrooms, three on the first floor and two on the second floor, with fitted wardrobes to the main and second bedrooms. The impressive main bedroom spans the full depth of the house and benefits from an en-suite shower room. Serving the remaining rooms is a first-floor family bathroom, and a further shower room on the second floor.

Set back from the road with an attractive front layout, the rear of the property reveals a beautifully landscaped, private garden. Designed for outdoor living, it features a central lawn bordered by timber sleepers, a porcelain and Indian sandstone patio, and designated space for a hot tub. To the rear, off-road parking for two cars leads directly to the detached double garage.

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

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 15'9 x 10'11 (4.80m x 3.32m)

FAMILY ROOM 10'4 x 10'9 (3.14m x 3.27m)

KITCHEN 8'11 x 16'6 plus cupboards (2.71m x 5.02m)

UTILITY ROOM

DINING ROOM 10'11 x 7'5 (3.32m x 2.26m)

FIRST FLOOR LANDING







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 ONE 13'5 plus recess wardrobe area x 11'1 (4.08m x 3.37m)

EN SUITE 9'7 x 6'2 (2.92m x 1.87m)

BEDROOM TWO 11'2 x 11'7 (3.40m x 3.53m)

BEDROOM THREE 11'8 max x 11'2 (3.55m x 3.40m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM FOUR 11'2 x 11'2 plus dormer (3.40m x 3.40m)

BEDROOM FIVE 11'1 plus dormer x 7'6 (3.37m x 2.28m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE AND DRIVEWAY

REAR GARDEN

AGENTS NOTE:
Management charge - £14.98 per calendar month

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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