



Westmorland Drive, Desborough **Freehold** £400,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Four Bedroom Detached Home
- En Suite to Master Bedroom
- Two Reception Rooms
- Conservatory / Garden Room
- Double Garage with Driveway for Multiple Vehicles

A substantial detached residence of excellent proportions, occupying a prime position within a secluded private cul-de-sac. Originally constructed as a four-bedroom home and currently configured as an expansive three-bedroom layout, this property offers significant curb appeal.

It is framed by beautifully established, landscaped front gardens that provide an immediate sense of arrival.

The exterior is further enhanced by a secure, gated block-paved driveway, providing ample parking and leading to a detached double garage with power and water. Uniquely, the garage features an adjoining garden room, offering a versatile space perfect for a home office, studio, or summer retreat.



Key Features Include:

- Expansive Rear Gardens: A meticulously maintained, large landscaped garden providing a private outdoor sanctuary.
- Flexible Living Spaces: Multiple formal reception rooms ideal for both family living and entertaining.
- Primary Suite: A spacious master bedroom complete with a private en-suite.
- Functional Layout: Separate utility room and a convenient ground-floor guest cloakroom.
- No Onward Chain: Available for a streamlined purchase process.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 20'7 x 12'3 (6.27m x 3.73m)

DINING ROOM 10' x 9'6 plus recess (3.04m x 2.89m)

KITCHEN 10'5 x 10'1 (3.17m x 3.07m)

UTILITY ROOM 5'9 x 10'1 (1.75m x 3.07m)

FIRST FLOOR LANDING

BEDROOM ONE OPENED INTO BEDROOM TWO AS A COMBINED ROOM 20'8 x 13'2 narrowing to 8'9 (6.29m x 4.01m narrowing to 2.66m)





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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EN SUITE

BEDROOM THREE 12'4 x 8'5 (3.75m x 2.56m)

BEDROOM FOUR 9'4 x 11'3 (2.84m x 3.42m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

DOUBLE GARAGE 16'11 x 17'6 (5.15m x 5.33m)

CONSERVATORY / GARDEN ROOM 17'6 x 11'6 (L shaped room) (5.33m x 3.50m)

REAR GARDEN

AGENTS NOTE:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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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