



Upper Dane, Desborough **Freehold** £230,000

**Pattison
Lane**

Key Features

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- Three Bedroom Semi Detached Home
- Spacious Living Room
- Kitchen / Dining Room
- Utility Room
- Garage & Driveway

Perfectly positioned for modern family life, this three-bedroom semi-detached family home is welcomed to the market, offering a seamless blend of space and location.

Situated in a quiet pocket of Desborough, the property enjoys immediate proximity to highly-regarded local schools, essential amenities, and major transport links-ideal for the daily commute.



The home opens into an entrance porch that leads to a notably spacious living room, bathed in natural light. To the rear, the open-plan kitchen and dining area, providing an inviting space for family meals and entertaining. A dedicated utility room adds a layer of practical convenience, keeping the main living areas clutter-free.

The first-floor hosts three well-proportioned bedrooms, including two generous doubles designed for comfort. These are served by a family bathroom with a shower over the bath.

Outside, the property boasts a well maintained rear garden - a private sanctuary with no nearby houses behind for outdoor relaxation. The front of the home provides excellent curb appeal with a private driveway and an integrated single garage offering versatile storage or parking solutions.

The accommodation comprises:

ENTRANCE PORCH

LOUNGE 18' narrowing to 14'1 x 14'6 (5.48m x 4.41m)

KITCHEN / DINING ROOM 10'4 max x 18' (3.14m x 5.48m)

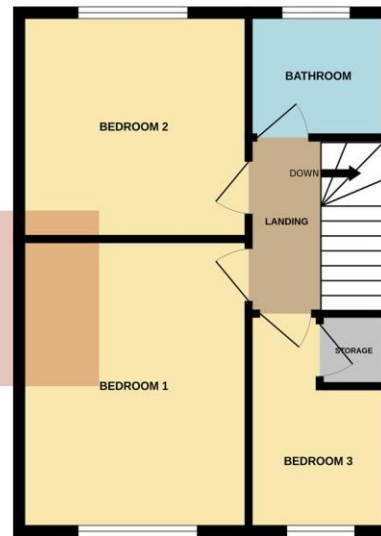
UTILITY ROOM 7'9 x 8'2 (2.36m x 2.48m)



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 14' x 11'4 (4.26m x 3.45m)

BEDROOM TWO 11'3 x 10'10 (3.42m x 3.30m)

BEDROOM THREE 6'4 x 10'5 max (1.93m x 3.17m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & 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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