



**Pattison
Lane**
www.pattisonlane.co.uk
DESBOROUGH | 01536 430527
for sale

Ashbourne Drive, Desborough **Freehold** £280,000 Offers Over

**Pattison
Lane**

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- A Seamless Blend of Modern Style and Versatile Family Living! Situated in the heart of the highly desirable town of Desborough, this impressive four-bedroom semi-detached home has been meticulously upgraded by the current owners.

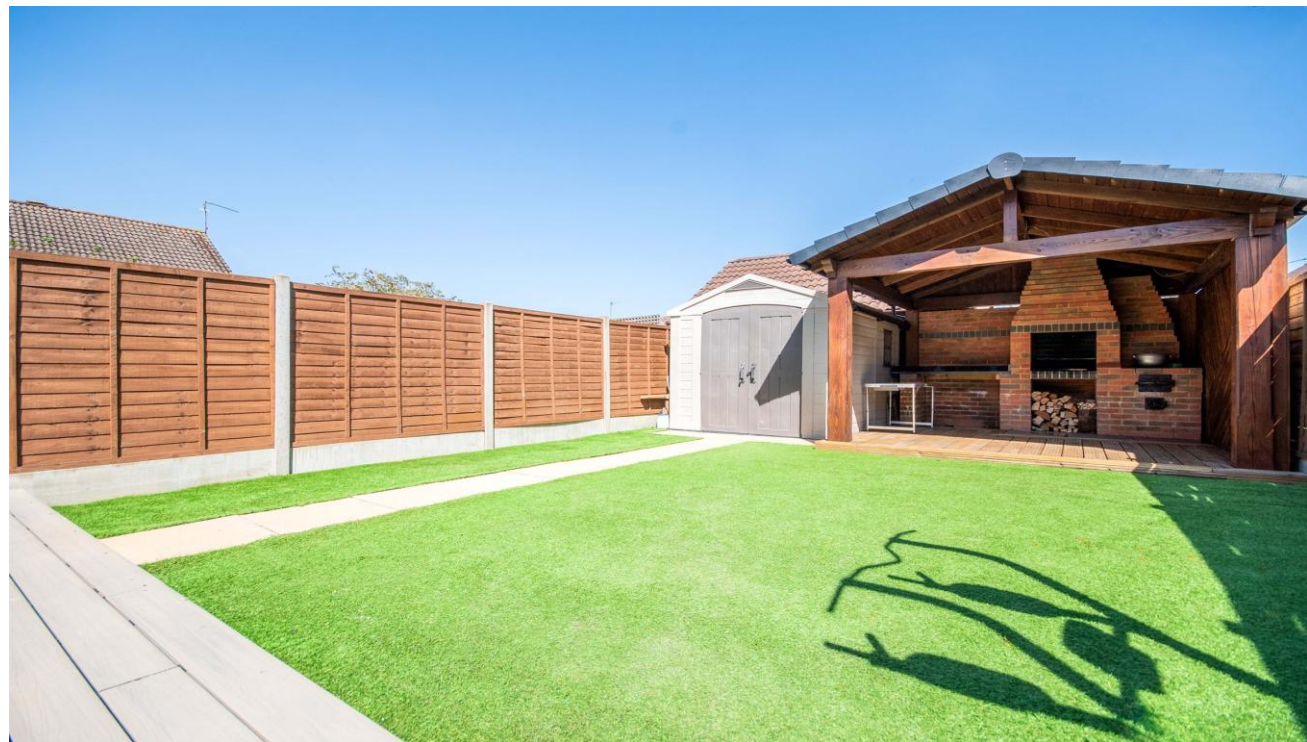


Welcomed via the hallway, leading into a light-filled, spacious living room designed for relaxation. The heart of the home is the stunning, extended open-plan kitchen and dining room. This social hub features modern cabinetry and elegant French doors that blur the lines between indoor and outdoor living. Additionally, the ground floor boasts a versatile fourth bedroom-perfect as a home office or guest suite-and a convenient guest cloakroom (W/C).

The first floor comprises three well-proportioned bedrooms, including two generous doubles with ample space for storage. A well-appointed family bathroom serves the floor.

The rear of the property reveals a beautifully landscaped, fully enclosed garden. Highlights include a dedicated BBQ shelter and social seating area, perfect for alfresco entertaining, alongside a practical garden shed. The front provides off-road parking for two vehicles on a private driveway, bordered by a manicured front lawn.

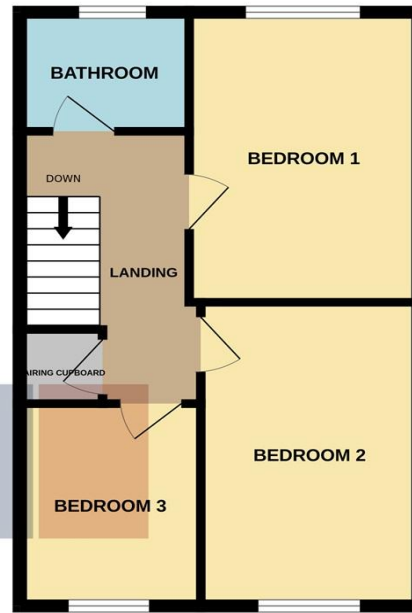
Viewings are highly advised to appreciate all this home has to offer!



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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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 16'4 narrowing to 8'11 x 13'3 narrowing to 8'8 (4.97m narrowing to 2.71m x 4.03m narrowing to 2.64m)

KITCHEN / DINING ROOM 14'1 x 11'9 (4.29m x 3.58m)

STUDY / BEDROOM FOUR 8'11 x 10'10 (2.71m x 3.30m)

FIRST FLOOR LANDING

BEDROOM ONE 12'7 x 9'5 (3.83m x 2.87m)

BEDROOM TWO 8'9 x 13'11 (2.66m x 4.24m)

BEDROOM THREE 9'3 x 7'4 (2.81m x 2.23m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

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01536 430527

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: DPL101644 - 0005

