



Thistle Drive, Desborough **Freehold** £340,000 O.I.E.O.

**Pattison
Lane**

Key Features



- Detached Family Home
- En-Suite and Dressing Room to Master Bedroom
- Four Bedrooms
- Garage & Gated Parking
- Separate Spacious Living Room

Welcome to the market, this exceptional four-bedroom detached family home masterfully combined with contemporary style and effortless family living.

Located within 'The Grange' development and complete with a single garage and a private gated driveway, this property is perfectly tailored for a modern lifestyle.

Situated in a highly sought-after neighbourhood, the home enjoys an enviable balance of convenience and leisure. Residents are just a short stroll from local shops, primary schooling, a leisure centre, and scenic countryside trails, while seamless access to the A6 and A14 ensures effortless commuting to Market Harborough and Kettering.

A welcoming entrance hall-featuring a guest cloakroom/WC-sets a sophisticated tone upon arrival. The spacious living room serves as a bright, inviting retreat, illuminated by a classic bay window. At the rear of the property lies the true centrepiece: a striking



open-plan kitchen, dining, and family room. This expansive space easily hosts a large dining setup and boasts dual French doors that seamlessly bridge the gap between indoor living and the garden. A discreet utility cupboard keeps laundry appliances neatly tucked away.

Upstairs, the accommodation comprises four remarkably bedrooms. The principal suite is a particular highlight, featuring a bright dual-aspect design, a dedicated dressing area with fitted wardrobes, and a sleek en-suite shower room. Two double bedrooms are present and a comfortable single / office space. A contemporary family bathroom serves the remaining bedrooms.

The frontage is neatly presented with low maintenance. To the rear, the extensive gated driveway leads to a single garage equipped with power, lighting, and a front-facing window. The enclosed rear garden has been thoughtfully designed for easy upkeep, offering a lush lawn, and a generous patio crafted for outdoor entertaining and alfresco dining.

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

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 15'9 plus bay x 10'10 (4.80m x 3.30m)

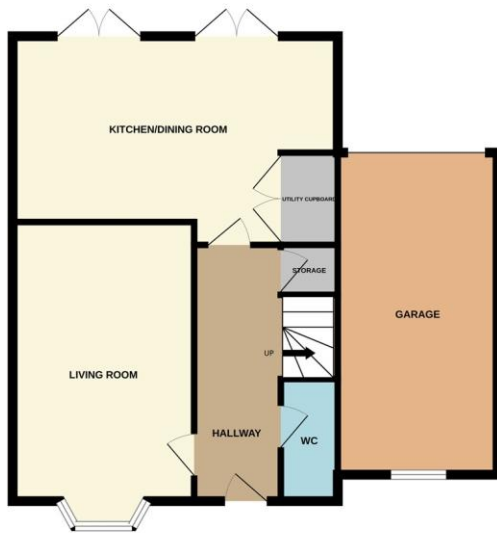
KITCHEN / DINING ROOM 12'7 max plus recess x 19'5 max (3.83m x 5.91m)

UTILITY CUPBOARD

FIRST FLOOR LANDING



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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BEDROOM ONE 12'4 x 10'1 (3.75m x 3.07m)

DRESSING ROOM AREA 5'7 x 8'2 plus wardrobe (1.70m x 2.48m)

EN SUITE

BEDROOM TWO 11'11 x 10'9 (3.63m x 3.27m)

BEDROOM THREE 9'3 plus recess x 11'3 max (2.81m x 3.42m)

BEDROOM FOUR 7'10 max x 10'9 max (2.38m x 3.27m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE 10'4 x 19'3 (3.14m x 5.86m) & 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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