



Havelock Street, Desborough **Freehold** £185,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

2 1 D A

- Two Bedroom Cottage
- Front and Rear Gardens
- Downstairs WC
- Utility Area
- Study

Tucked away in the heart of Desborough this fantastic character home has gardens to both the front and rear. Further highlights include a ground floor WC/utility room, a study, a refitted kitchen diner and a cosy living room. Viewing advised.



### ENTRANCE

Reached via main front door. Stairs rising to first floor landing.

LOUNGE 12' plus recess x 13' (3.65m x 3.96m)  
Window to front aspect. Period feature fireplace.

KITCHEN / BREAKFAST ROOM 12'11 x 8'11  
(3.93m x 2.71m)

Fitted with a range of moder units to base and wall with contrasting work surfaces over and rising upstands. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Window to front aspect.

STUDY 11'6 x 6' (3.50m x 1.82m)

Window to rear aspect. Under stairs storage cupboard.

### REAR HALL

Doors to rear garden and utility room.

UTILITY ROOM 6'11 x 6'8 (2.10m x 2.03m)

Storage cupboard and work surface area. Plumbing and space for washing machine and tumble dryer. Wash hand basin and WC. Window to rear aspect.



GROUND FLOOR

1ST FLOOR



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## FIRST FLOOR LANDING

Doors to bedrooms and shower room.

**BEDROOM ONE** 12'10 x 13' (3.91m x 3.96m)

Window to front aspect.

**BEDROOM TWO** 12'11 x 9' max (3.93m x 2.74m)

Window to front aspect.

## BATHROOM

Four-piece suite comprising a panelled bath, corner shower enclosure, wash hand basin and WC. Window to side aspect.

## FRONT GARDEN

Frontage with a laid to lawn, paved area and shrubs.

## REAR COURTYARD

Mainly laid to decking for low maintenance.

## 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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