

Rushton Road, Desborough **Freehold** £189,995

Pattison Lane

Key Features

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- Three Bedroom Mid Terrace Home
- Three Storey
- Manicured Enclosed Rear Garden
- Two Reception Rooms
- Downstairs Cloakroom

This fantastic property offers a wealth of versatile accommodation intelligently arranged over three floors. Featuring a classic brick mid-terrace exterior, the property presents a charming and traditional street presence.

Entered at street level, the well-designed layout provides dedicated zones for relaxing, dining, and sleeping; from the entrance, you can conveniently go downstairs to access the garden or head upstairs to the private bedrooms.







Ground Floor Living Spaces
The property benefits from separate reception rooms, providing highly flexible living arrangements.
- Living Room: The primary reception room is a cozy and inviting space, anchored by a beautiful feature fireplace with a decorative surround and wooden mantel.
- Dining Room: The secondary reception space, currently dressed as a formal dining room, enjoys excellent natural light from a large window and provides generous space for freestanding furniture.

Lower Ground Floor Kitchen & Diner
- Heading downstairs reveals a spacious, open-plan kitchen and dining area.
- The kitchen is well-equipped with wood-effect cabinetry, contrasting countertops, an integrated oven and hob, and under-counter space for a washing machine.
- This level perfectly accommodates a breakfast table and features a partially glazed rear door that grants direct access to the outside spaces.

Bedrooms and Washroom
- Bedrooms: The upper floor houses bright and comfortable sleeping quarters, with the principal bedroom easily accommodating a double bed alongside freestanding storage.
- Shower Room: The home is serviced by a smartly appointed shower room, complete with a modern vanity unit providing handy storage, an enclosed shower cubicle, and crisp, easy-to-maintain tiled walls.

Exceptional Outdoor Space
A standout feature of this home is the huge, highly private rear garden.
- Stepping out from the lower ground floor, you are greeted by an expansive raised decked area that provides a brilliant setting for outdoor entertaining or al fresco dining.
- Beyond the decking, a long, paved pathway guides you down the garden alongside a lawned area.
- The entire garden is safely enclosed by timber fencing on both sides and culminates with a practical storage shed situated at the very rear.







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 INTO:

DINING ROOM 14'8 x 9'11 (4.47m x 3.02m)

LIVING ROOM 11'7 x 13'9 (3.53m x 4.19m)

LOWER FLOOR

KITCHEN 12'10 x 11' (3.91m x 3.35m)

STORAGE ROOM 8'10 narrowing to 5'10 x 13'8 max (2.69m narrowing to 1.77m x 4.16m)

CLOAKROOM

FIRST FLOOR

BEDROOM ONE 9'11 x 10'7 (3.02m x 3.22m)

BEDROOM TWO 9'9 x 8'9 (2.97m x 2.66m)

BEDROOM THREE 9'11 plus recess x 7'1 (3.02m x 2.15m)

SHOWER ROOM 9' x 3'5 (2.74m x 1.04m)

OUTSIDE

COURTYARD STYLE FRONTAGE

REAR GARDEN

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