



**Pattison
Lane**

Price: £185,000

O.I.E.O

Victoria Street, Desborough

An extended Victorian mid terrace home is located within the centre of Desborough. Highlights to include an extended modern fitted kitchen / dining room, modern four piece bathroom suite, a cellar and two double bedrooms. Viewing is highly recommended.

- Two Bedroom Home
- Extended
- Large Kitchen Diner
- Modern Fitted Kitchen
- Modern Four Piece Bathroom Suite
- Cellar
- Central Location
- Viewing Advised

Tenure: Freehold
EPC Rating: C



ENTRANCE

Reached via main front door into:

LOUNGE 12'10 max x 11'6 (3.91m x 3.50m)

Window to front aspect. Television point. Radiator. Electric fireplace with feature surround.

INNER HALL

Stairs rising to first floor landing. Door to:

KITCHEN DINER 20'1 x 12'11 max (6.12m x 3.93m)

Fitted with modern units to base and wall with contrasting work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated electric oven. Inset gas hob with chimney style cooker hood over. Two radiators. Window to rear aspect. Door to cellar.

CELLAR 12'11 max 10'1 plus recess (3.93m x 3.07m)

Stairs lowering from kitchen/ dining area.

FIRST FLOOR LANDING

Access to loft. Doors to two bedrooms and bathroom.

BEDROOM ONE 13' max x 14'10 (3.96m x 4.52m)

Window to front aspect. Two radiators.

BEDROOM TWO 13' max x 11'6 (3.96m x 3.50m)

Window to rear aspect. Radiator.

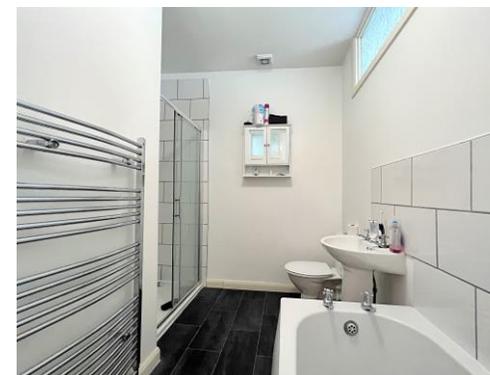
BATHROOM 9'7 x 4'11 plus recess (2.92m x 1.49m)

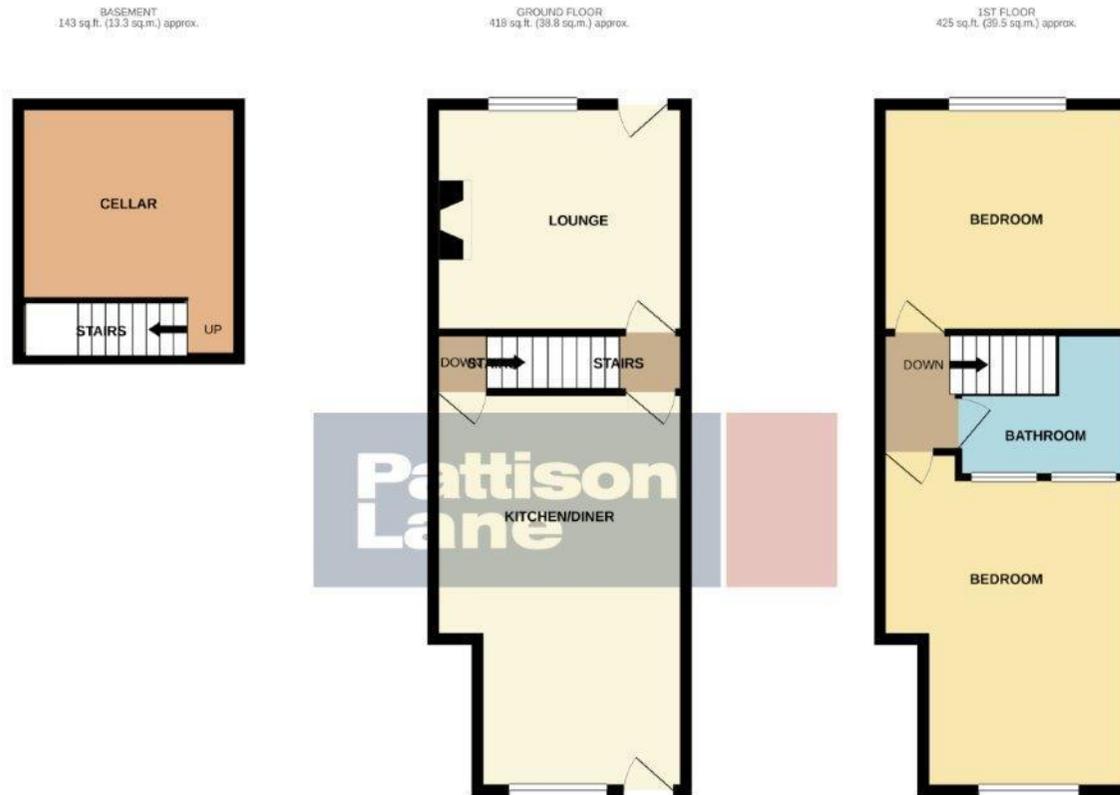
Part tiled four piece suite comprising a shower enclosure, panelled bath, pedestal wash hand basin and low level WC. Extractor fan. Heated chrome towel radiator. High level frosted integral window to bedroom one.

OUTSIDE

REAR GARDEN

Enclosed by brick walling and timber fencing the rear garden comprises of decked seating area, decorative slate border, paved patio leading to a brick built outhouse at rear of the garden.





TOTAL FLOOR AREA : 986 sq ft (91.6 sq m.) approx.

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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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: Pattison Lane 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: Pattison Lane 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: DPL100658 - 0001

Selling your property?
Call us to arrange your
FREE MARKET APPRAISAL