



Orchard Close, Desborough **Freehold** £325,000

**Pattison
Lane**

Key Features

 4  2  C  D

- Linked Detached Family Home
- Four Double Sized Bedrooms
- En-Suite to Master Bedroom
- Open Plan Spacious Kitchen / Dining / Family Room
- Single Garage and Driveway

Nestled in a peaceful Desborough cul-de-sac, this immaculate four-double-bedroom detached family home combines modern family living with picturesque rear views over open countryside.

The property offers convenient access to local primary schools, everyday amenities, supermarkets, and nearby transport links, including the A14 and Market Harborough railway station for direct trains to London.



The ground floor features a welcoming entrance hall complete with fresh carpeting, a guest cloakroom with a WC, and a built-in under-stairs storage cupboard. The bright and inviting living room is highlighted by a front-facing bay window and tasteful neutral decor. At the back of the house, the impressive open-plan kitchen, dining, and family room serves as the true hub of the home. Designed to maximise natural light and garden views, this space includes ceiling windows, patio doors, shaker-style cabinetry, roll-top work surfaces, and integrated appliances alongside space for a range cooker.

Upstairs, the master bedroom is located at the front of the home, featuring distinctive architectural lines, built-in wardrobes, and an en-suite shower room. There are three additional well-proportioned double bedrooms, with the rear-facing rooms enjoying scenic views across the neighbouring fields. A family bathroom finished with ceramic tiling and fitted with a white three-piece suite, including a panelled bath with an overhead shower, completes the first-floor accommodation.

Outside, the property occupies a neat front aspect with a private driveway providing off-road parking and access to a single garage equipped with power, lighting, and a convenient rear pedestrian door.

The westerly-facing rear garden features a paved dining patio and an expansive lawn that backs directly onto open countryside, creating a private outdoor retreat for relaxing and entertaining.

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

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 14'8 plus bay x 10'3 (4.47m x 3.12m)



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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OPEN PLAN KITCHEN / DINING ROOM 12' max x 17'5 max
(3.65m x 5.30m)

CONSERVATORY 13' x 6' (3.96m x 1.82m)

FIRST FLOOR LANDING

BEDROOM ONE 10'7 x 11'11 plus wardrobe (3.22m x 3.63m)

EN SUITE

BEDROOM TWO 10'7 x 13'2 (3.22m x 4.01m)

BEDROOM THREE 12' max plus wardrobe x 8'10 max
(3.65m x 2.69m)

BEDROOM FOUR 9'1 x 8'11 (2.76m x 2.71m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE 22'5 x 9'3 (6.83m x 2.81m) & 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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