

Valley Rise, Desborough **Freehold** £250,000

Pattison Lane

Key Features

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- Three Bedrooms
- Detached Bungalow
- Integral Garage
- Pleasant Outlook
- Low Maintenance Gardens

This three bedroom detached bungalow enjoys an elevated position giving field view to the front and is offered to the market with NO ONWARD CHAIN. Further highlights include gardens front and rear, a garage, a separate WC and a useful utility area. Viewing advised!







ENTRANCE PORCH
Access via main front door. Radiator. Open to:

LOUNGE 10'10 x 14'8 (3.30m x 4.47m)
Window to front aspect. Radiator. Television and telephone point.

KITCHEN/ BREAKFAST ROOM 10'10 x 8' (3.30m x 2.43m)
Fitted with units to base and wall with work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Space for electric cooker. Space and plumbing for washing machine. Radiator. Open to:

UTILITY AREA 10'3 x 5'2 max (3.12m x 1.57m)
Door to rear aspect. Window to side aspect. Radiator

SHOWER ROOM
Tiled suite comprising shower with basin and pedestal wash hand basin. Radiator. Window to side aspect.

SEPARATE WC
Suite comprising low level WC. Window to side aspect.

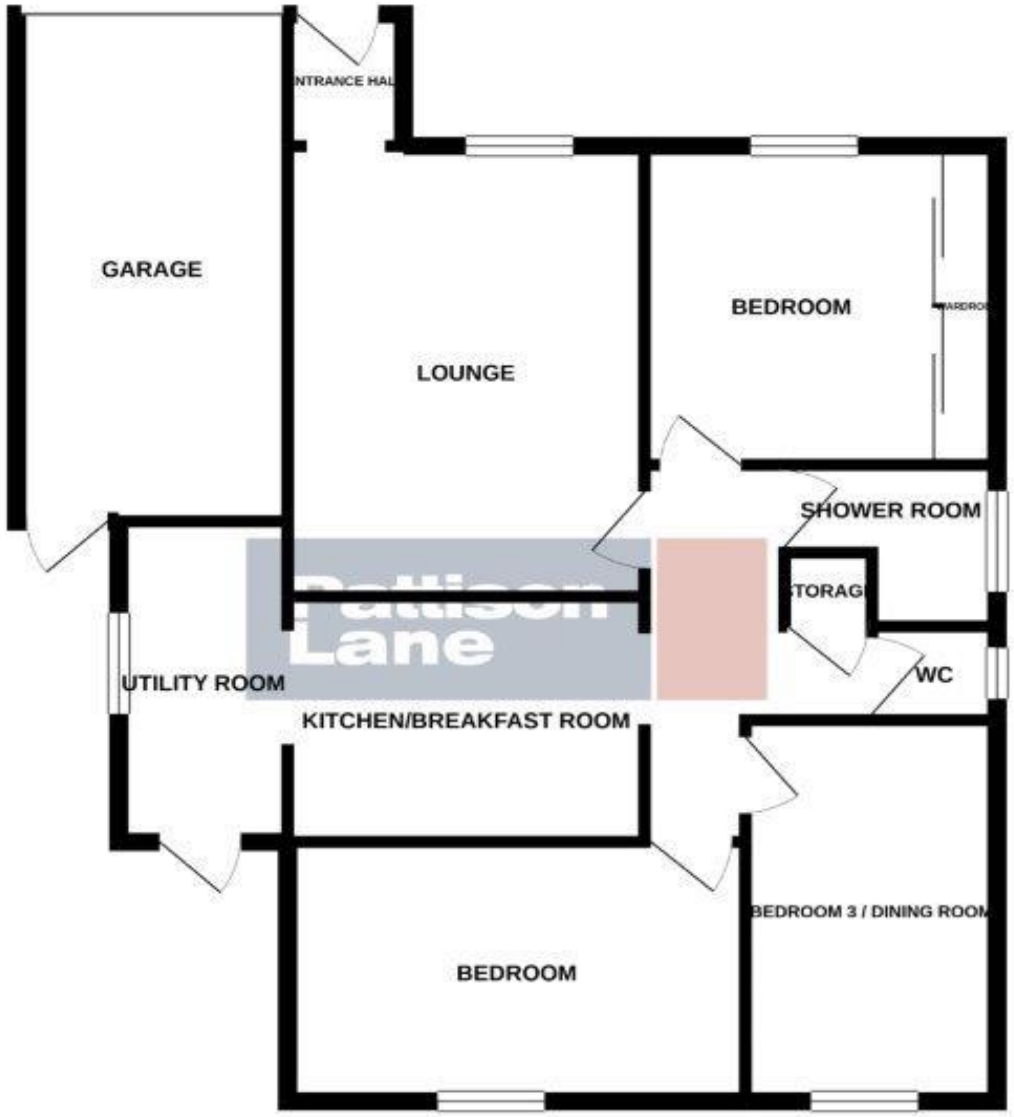
INNER HALL
Access to loft. Airing cupboard. Radiator.

BEDROOM ONE 10'11 into wardrobes x 10'5 (3.32m x 3.17m)
Window to front aspect. Fitted wardrobes. Radiator.





GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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BEDROOM TWO 13'11 x 8'5 (4.24m x 2.56m)
Window to rear aspect. Telephone point. Radiator.

BEDROOM THREE/ DINING ROOM 12'5 x 7'10 (3.78m x 2.38m)
Window to rear aspect. Radiator.

OUTSIDE

FRONT GARDEN
Mainly laid to decorative gravel with plant and shrub boarders.

SINGLE GARAGE & DRIVEWAY
With up and over door. Power and lighting. Personal door to the rear.

REAR GARDEN
An enclosed low maintenance rear garden providing mainly laid to paved patio with a raised gravelled area and plant boarders. Also in the garden is a greenhouse and shed.

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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The Property Ombudsman