



Ironwood Avenue, Desborough **Freehold** £235,000

**Pattison
Lane**

Key Features



- Three-Bedroom Family Home
- Beautifully Presented Throughout
- Spacious Living Room
- Kitchen / Dining Room
- En-Suite to Master Bedroom

Welcome to the market, this beautifully presented three-bedroom mid-terrace family home, perfectly positioned within the highly sought-after Grange Estate in Desborough. Offering an ideal blend of convenience and community living, open countryside is less than a five minute walk away, local shops, well-regarded schools, and exceptional commuter links.

Upon entering through the welcoming hallway, the ground floor opens into a spacious kitchen and dining room designed for modern family life. To the rear, a bright living room features elegant French doors that seamlessly connect the indoor space to the garden, flooding the room with natural light. This level is completed by a convenient downstairs W/C.



The first floor offers three well-proportioned bedrooms, comprising two generous double bedrooms and a third single bedroom, currently arranged as a home office. The master bedroom benefits from a built-in wardrobe and private en-suite shower room, while a modern family bathroom serves the remaining bedroom. The loft is partly boarded for useful additional storage.

The enclosed south-facing rear garden is beautifully presented and thoughtfully landscaped, with patio, lawn and decking areas, and benefits from an uninterrupted outlook to the rear. Further benefits include a single garage and dedicated parking located to the front, easily accessed via a side road.

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

Entrance Hall

Cloakroom

Living Room - 11'1 x 16'3 (3.37m x 4.95m)

Kitchen / Dining Room - 9'1 x 14'7 (2.76m x 4.44m)

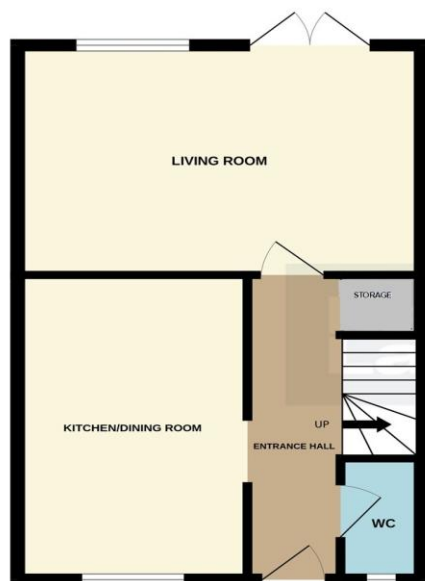
First Floor

Bedroom One - 11'8 max x 10'9 plus wardrobes
(3.55m x 3.27m)

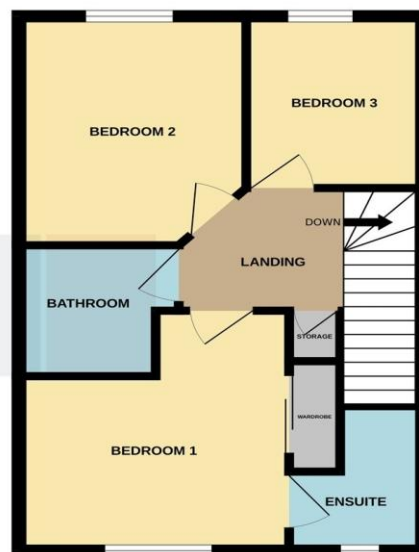
En-Suite - 6'10 max x 5'2 (2.08m x 1.57m)



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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Bedroom Two - 8'10 x 11' (2.69m x 3.35m)

Bedroom Three - 8'3 x 7' (2.51m x 2.13m)

Bathroom - 6'3 x 5'6 (1.90m x 1.67m)

Outside

Rear Garden

Single Garage & Parking

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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