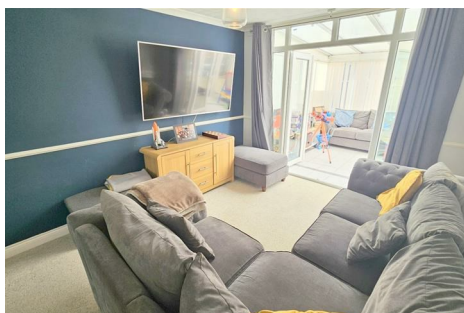


**39 Northampton Road  
Roade  
NORTHAMPTON  
NN7 2PF**

**£285,000**



- **THREE BEDROOM**
- **UTILITY**
- **DOUBLE GARAGE**
- **VILLAGE LOCATION**
- **VIEW OVER COUNTRYSIDE**

- **SEMI DETACHED**
- **CONSERVATORY**
- **LOUNGE/DINING ROOM**
- **CLOAKROOM**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern well presented three semi detached property situated in the sought after south Northants village of Roade.

The accommodation comprises entrance porch, entrance hall, cloakroom, lounge/dining room, conservatory, kitchen, utility/side lobby, three bedrooms and shower room.

The property also benefits uPVC double glazing, gas radiator heating, double garage to the rear and gardens to front and rear.

## **Ground Floor**

### **Entrance Porch**

Tiled flooring. UPVC double glazed window to side. Door to:

### **Entrance Hall**

Single panelled radiator. Stairs leading to first floor landing. Telephone point. French door to lounge. Understairs storage cupboard. Doors to:

### **Cloakroom**

Suite comprising low level w.c. Hand wash basin. Towel rail. Window to side. Tiled flooring. Tiled splash areas.

### **Lounge/Dining Room**

22'0" x 12'0" (6.71 x 3.66)

Feature fireplace. Double paneled radiator. Coving to ceiling. TV point. Serving hatch. UPVC double glazed window to front. UPVC double glazed French door to conservatory.

### **Conservatory**

10'0" x 10'0" (3.05 x 3.05)

UPVC double glazed construction. UPVC double glazed windows to side & rear. French doors out to garden. Tiled flooring. Wall mounted radiator. Under floor heating.

### **Kitchen**

8'11" x 8'0" (2.74 x 2.44)

Fitted kitchen comprising sink unit with cupboards under. A range of floor standing cupboards with worktop above. Eye level cupboards. Cooker point. Tiled flooring. Plumbing for dishwasher. UPVC double glazed window to rear. UPVC double glazed door to utility room.

### **Utility Room/Side Lobby**

2401'7" x 400'3" (732 x 122)

Sink unit with cupboard below, worktop, plumbing for washing machine. Tiled flooring, radiator. Wall mounted gas fired boiler serving heating. UPVC double glazed window to front & rear. UPVC door to rear.

## **First Floor**

### **First Floor Landing**

Single panelled radiator. Access to loft. UPVC double glazed window to side. Doors to:

### **Bedroom One**

12'0" x 10'0" (3.66 x 3.05)

Single paneled radiator. Fitted wardrobes. UPVC double glazed window to front

**Bedroom Two**

10'11" x 10'0" (3.35 x 3.05)

Single paneled radiator. UPVC double glazed window to rear.

**Bedroom Three**

8'11" x 8'0" (2.74 x 2.44)

Single paneled radiator. UPVC double glazed window to front.

**Shower Room**

Suite comprising tiled double shower cubicle with shower unit above. Hand wash basin. Low level w.c. Heated towel rail. Fully tiled walls. UPVC double glazed window to rear

**Externally****Front Garden**

Mainly laid to lawn with flower and shrub borders. Pathway leading to front door.

**Rear Garden**

Mainly paved patio with steps down to secondary patio (off road parking). Door to side of garage.

**Double Garage**

Double garage with up & over doors. Power & lighting connected. Access via service road to rear.

**Agents Notes**

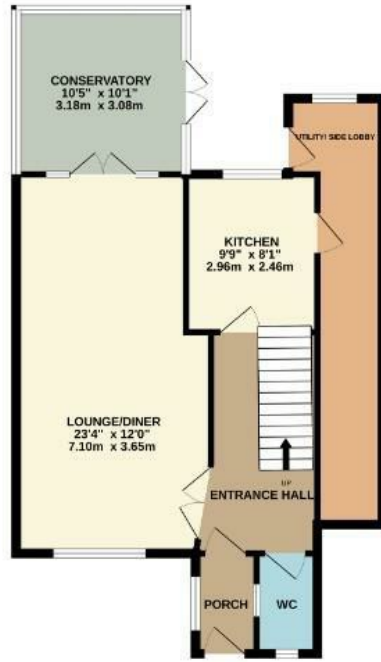
Local Authority: South Northamptonshire

Council Tax Band: C





GROUND FLOOR  
666 sq.ft. (61.6 sq.m.) approx.



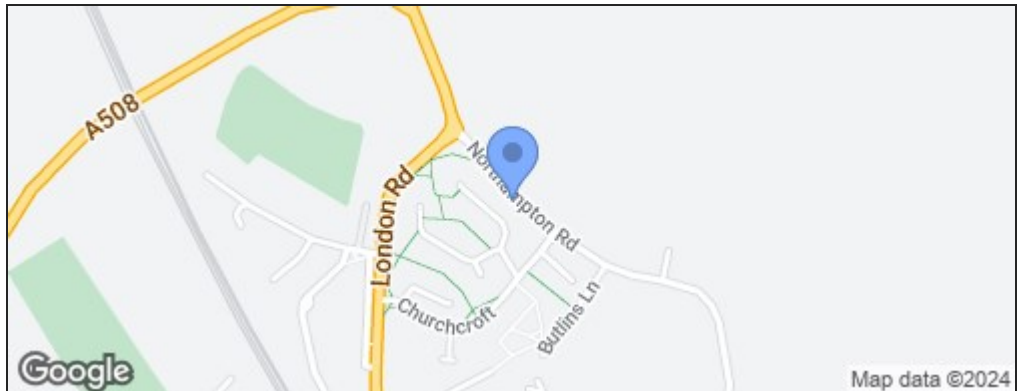
1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.