

**8 Setters Way  
Roade  
NORTHAMPTON  
NN7 2QQ  
£280,000**



- **THREE BEDROOMS**
- **LOUNGE/DINING ROOM**
- **GAS RADIATOR HEATING**
- **CLOAKROOM**
- **OFFICE/GARDEN ROOM**

- **SEMI DETACHED**
- **UPVC DOUBLE GLAZED**
- **VILLAGE LOCATION**
- **GARDENS**
- **ENERGY EFFICIENCY RATING TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to this charming semi-detached house located in the picturesque village of Roade, Northampton. This modern property boasts a warm and inviting atmosphere with 1 reception room, 3 bedrooms, and 1 bathroom, providing ample space for comfortable living.

Situated in a peaceful village setting, this home offers a tranquil escape from the hustle and bustle of city life. The property features a convenient parking space for 2 vehicles, ensuring you never have to worry about parking.

One of the highlights of this lovely home is the versatile office/garden room, perfect for those who work from home or enjoy spending time in a tranquil garden setting. Whether you're looking to set up a home office or create a relaxing garden retreat, this space offers endless possibilities.

Don't miss the opportunity to make this delightful property in Setters Way your new home. Embrace village living at its finest and enjoy the comfort and convenience this home has to offer. Contact us today to arrange a viewing and take the first step towards making this house your own.

## **Ground Floor**

### **Entrance Hall**

Stairs leading to first floor landing, radiator, doors to:

### **Cloakroom**

Suite comprising low level w.c, hand wash basin, tiled splash backs, uPVC double glazed window to side.

### **Lounge/Dining Room**

14'7" x 14'6" (4.47 x 4.44)

Radiator, storage cupboard, uPVC double glazed French doors to rear.

### **Kitchen**

9'9" x 7'10" (2.99 x 2.41)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboard with worktops above, eye level cupboards, built in dishwasher and fridge/freezer, gas hob with extractor fan above, electric oven, radiator, uPVC double glazed windows to front.

## **First Floor**

### **First Floor Landing**

Access to loft, doors to:

### **Bedroom One**

11'8" x 8'5" (3.57 x 2.57)

Radiator, large fitted wardrobes, uPVC double glazed window to front.

### **Bedroom Two**

9'1" x 7'10" (2.78 x 2.41)

Radiator, uPVC double glazed window to rear.

### **Bedroom Three**

9'0" x 6'8" (2.75 x 2.04)

Radiator, uPVC double glazed window to rear.

**Bathroom**

Suite comprising bath unit with shower above, hand wash basin, low level w.c, tiled splash backs, heated towel rail.

**Externally****Front Garden**

Small front garden laid with slate with paved pathway to front door.

**Rear Garden**

Paved patio leading onto lawn, side access, tarmac driveway with off road parking, decked patio to rear.

**Agents Note**

Local Authority: South Northamptonshire

Council Tax Band: C

Maintenance charge for green areas £142,73 yearly

**Office/Garden Room**

10'9" x 7'5" (3.28 x 2.28)

uPVC double glazed French doors and window to front.





### Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



### Garden Room

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garden room, approx. 7.5 sq. metres (80.5 sq. feet)



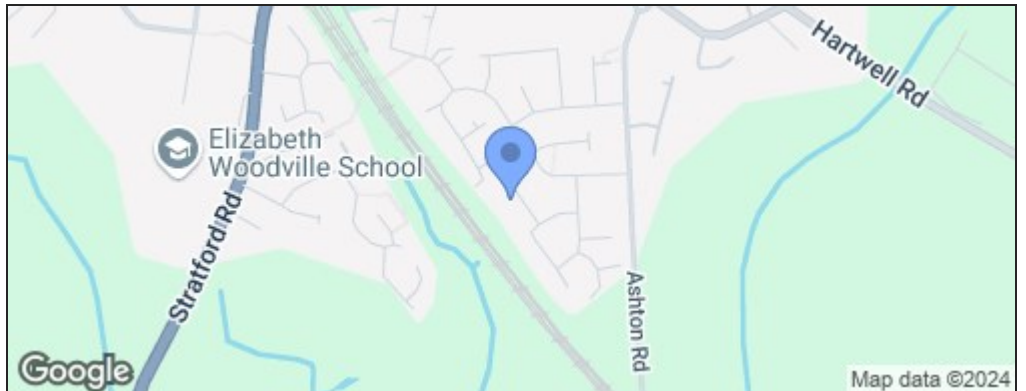
Main area: Approx. 66.9 sq. metres (719.8 sq. feet)

Plus garden room, approx. 7.5 sq. metres (80.5 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.

Plan produced using PlanUp.

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.