

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

**£295,000**



- **THREE BEDROOMS**
- **NO CHAIN**
- **CONSERVATORY**
- **CLOAKROOM**
- **DOUBLE GLAZED**

- **SEMI DETACHED**
- **LOUNGE/DINING ROOM**
- **VILLAGE LOCATION**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Roade, this modern semi-detached house on Northampton Road presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The property features a contemporary shower room, designed with modern fixtures to cater to your daily needs. The layout is practical and functional, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the convenient single garage, a valuable asset in a village setting. The absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home swiftly.

Roade is a delightful village that offers a sense of community while being well-connected to nearby towns. Residents can enjoy local amenities, including shops and schools, all within easy reach.

This property is a fantastic opportunity for anyone looking to embrace village life in a modern home. Don't miss your chance to view this lovely semi-detached house, where comfort and convenience await.

### **Entrance Hall**

Laminate flooring. Double panelled radiator. Stairs to first floor landing. Under stairs storage cupboard. Built in utility cupboard. Doors to:

### **Cloakroom**

Suite comprising low level w.c. Hand wash basin. Double panelled radiator. Tiled splash backs. Window to side.

### **Lounge/ Dining Room**

22'10" x 11'10" (6.97 x 3.63)

22' 10" x 11' 11" max (6.97m x 3.63m) Stone feature fireplace with real log burner. Coving to ceiling. Single and double panelled radiators. French door from entrance hall. UPVC double glazed window to front. UPVC double glazed French door to conservatory.

### **Conservatory**

10'1" x 9'7" (3.09 x 2.93)

10' 2" x 9' 7" (3.09m x 2.93m) UPVC construction over dwarf wall. Power and lighting connected. UPVC double glazed windows to side and rear. UPVC French doors out to garden.

### **Kitchen**

12'8" x 10'0" (3.88 x 3.07)

12' 9" x 10' 1" (3.88m x 3.07m) Fitted kitchen comprising sink unit with cupboards under. A range of floor standing cupboard with worktops above Tiling above work surface. Eye level cupboards. Cooker point. Plumbing for washing machine and dishwasher. Tiled flooring. UPVC double glazed window to rear. UPVC door to rear.

### **First FloorLanding**

Access to loft. UPVC double glazed window to side. Doors to:

**Bedroom One**

12'2" x 10'7" (3.71 x 3.24)

12' 2" x 10' 8" (3.71m x 3.24m) Single panelled radiator. UPVC double glazed window to front.

**Bedroom Two**

9'10" x 11'3" (3.00 x 3.44)

9' 10" x 11' 3" (3.00m x 3.44m) Single panelled radiator. Built in wardrobes. UPVC double glazed window to rear.

**Bedroom Three**

9'1" x 8'0" (2.79 x 2.44)

9' 2" x 8' (2.79m x 2.44m) Single panelled radiator. Storage area. UPVC double glazed window to front.

**Shower Room**

Suite comprising large walk in shower cubicle with shower unit above. Pedestal hand wash basin with vanity cupboard. Low level w.c. Tiled splash backs. Single panelled radiator. UPVC double glazed window to rear.

**Front Garden**

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

**Rear Garden**

Mainly paved patio area. storage shed. Rear access.

**Garage**

Barn doors and power & lighting connected. Service road to the rear.



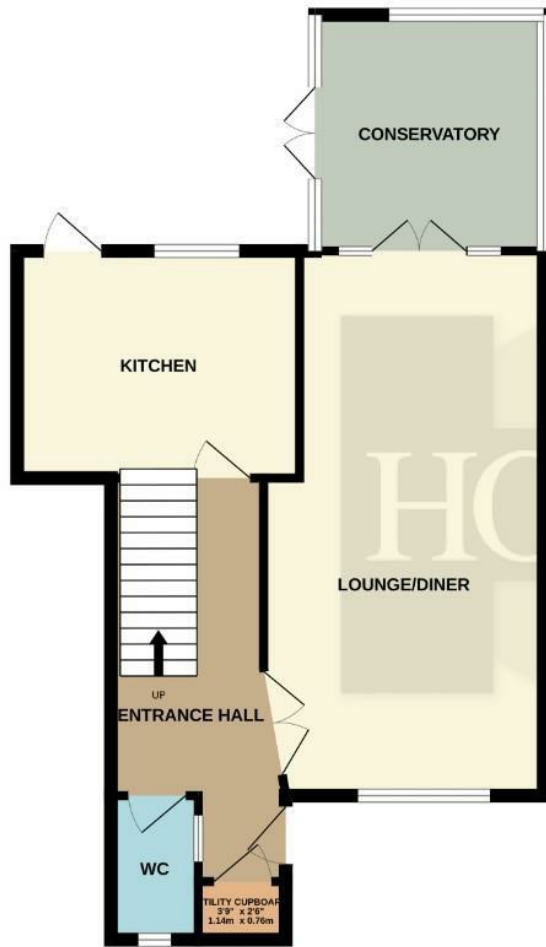




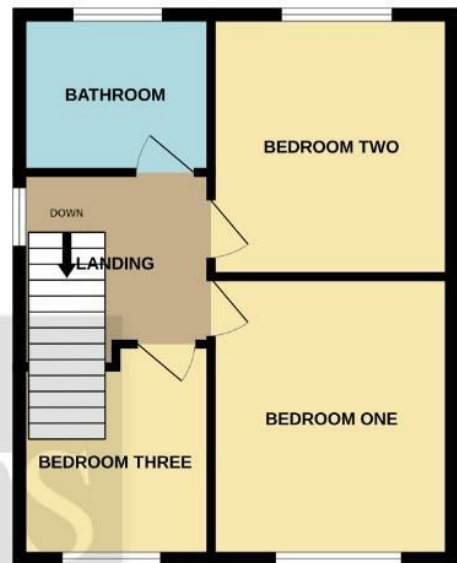




GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



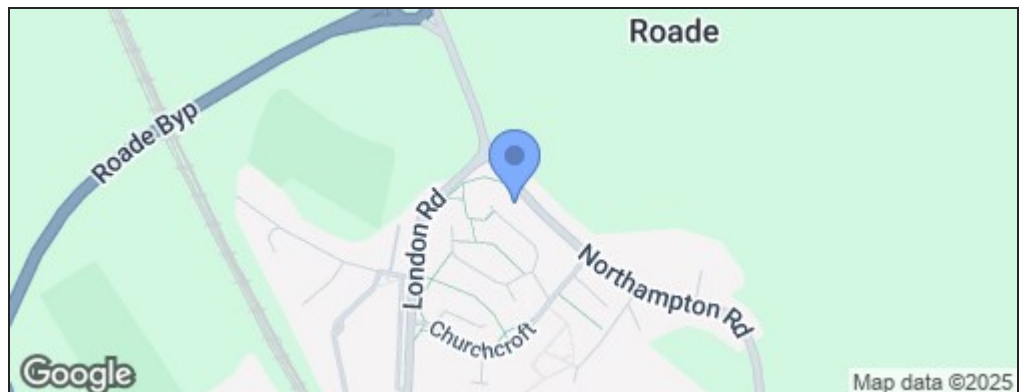
1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.