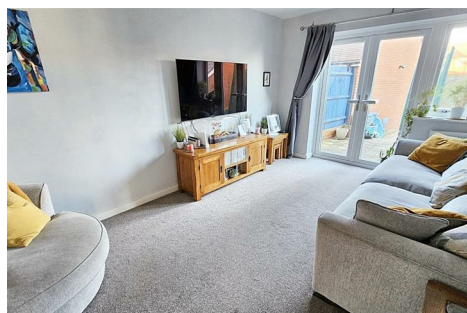


**23 Glebe Road
Roade
NORTHAMPTON
NN7 2QH**

£440,000



- **DETACHED**
- **VILLAGE LOCATION**
- **STUDY**
- **KITCHEN/DINING ROOM**
- **GARDENS**

- **FOUR BEDROOMS**
- **LARGE SINGLE GARAGE**
- **EN SUITE TO MASTER**
- **CLOAKROOM**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Glebe Road in the picturesque village of Roade, Northampton, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a tranquil yet convenient lifestyle.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen and dining room create a warm atmosphere, perfect for family meals and gatherings. Additionally, a dedicated study offers a quiet space for work or study, catering to the needs of today's busy lifestyles.

The property boasts two well-designed bathrooms, ensuring convenience for all family members. A utility room adds to the practicality of the home, making laundry and storage effortless.

Outside, the property features parking for up to three vehicles, a valuable asset in this desirable area. The surrounding neighbourhood is known for its friendly community and excellent local amenities, making it an ideal location for families and professionals alike.

This charming home on Glebe Road is not just a property; it is a place where memories can be made. With its generous living spaces and thoughtful design, it presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Hall

Laminate wood flooring, stairs rising to first floor landing, understairs storage cupboard, doors to:

Cloakroom

Suite comprising low level W/C, wash hand basin, laminate flooring, radiator, tiled splash areas.

Lounge

14'11" x 9'11" (4.56 x 3.03)

TV point, radiator, UPVC double glazed French doors out to garden, UPVC double glazed window to rear.

Study

9'2" x 6'7" (2.80 x 2.01)

Laminate wooden flooring, radiator, UPVC double glazed window to front.

Kitchen/Dining Room

21'8" x 8'11" (6.62 x 2.73)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted gas hob with extractor fan above, electric oven, built in dishwasher and fridge/freezer, breakfast bar, radiators, UPVC double glazed windows to front and rear, doors to:

Utility Room

Comprising sink unit with base cupboards below, floor standing cupboards with work tops above, eye level cupboards, plumbing for automatic washing machine, radiator, laminate wooden flooring, UPVC double glazed door to rear.

First Floor

Landing

Access to loft, doors to:

Bedroom One

11'0" x 10'2" (3.36 x 3.10)

Built in wardrobes, radiator, UPVC double glazed window to rear, door to:

En Suite

Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, radiator, tiled splash areas, UPVC double glazed window to rear.

Bedroom Two

11'8" x 9'2" (3.57 x 2.81)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'8" x 9'8" (2.95 x 2.95)

Radiator, UPVC double glazed window to front.

Bedroom Four

9'3" x 8'2" (2.84 x 2.49)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit, hand wash basin, low level W/C, vinyl flooring, radiator, built in storage cupboard, UPVC double glazed window to front.

Externally

Front Garden

Mainly laid with gravel with flower borders, tarmac driveway providing off road parking for two cars, leading to garage.

Garage

Single garage with up and over door, power and light connected, side door to rear garden.

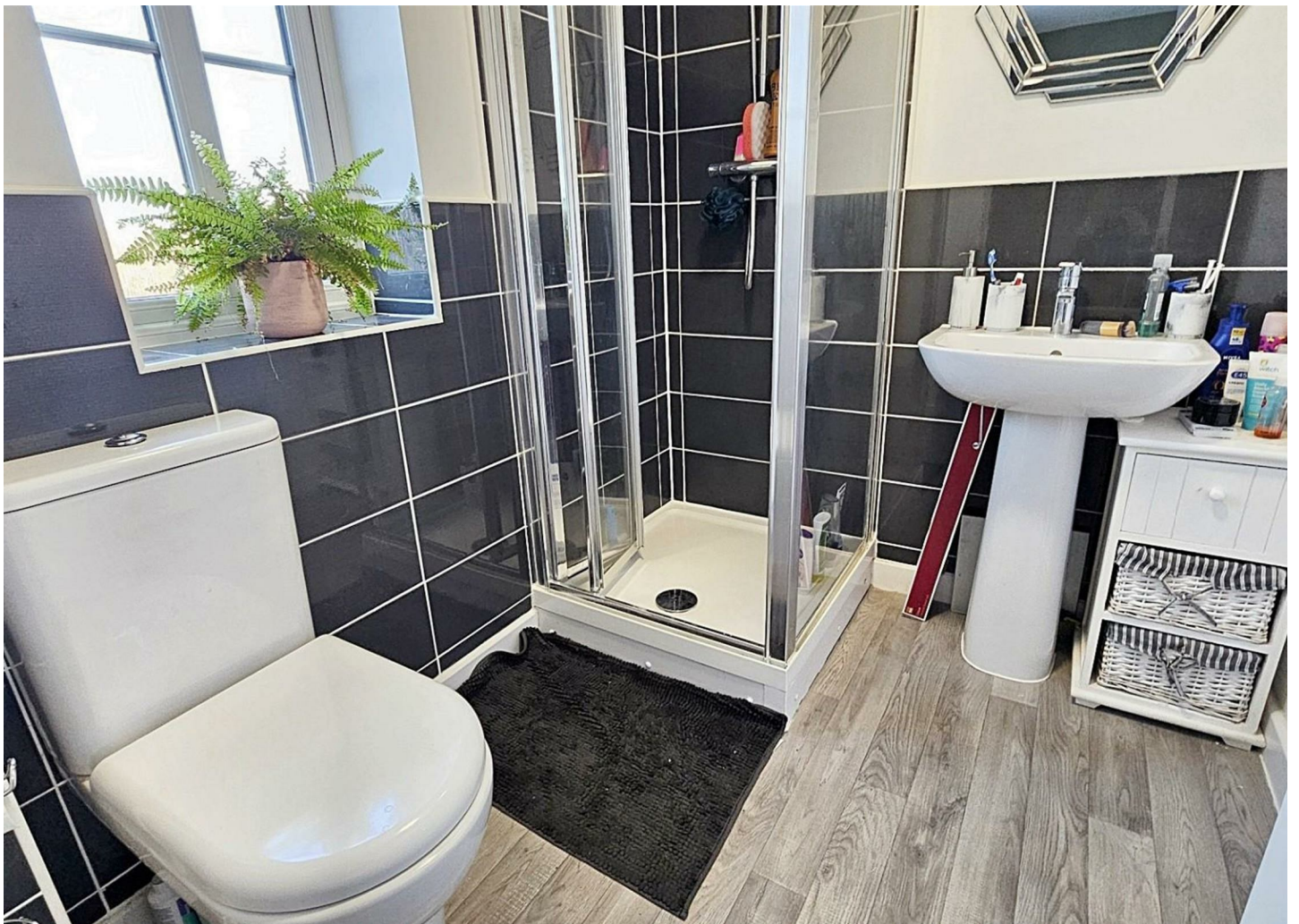
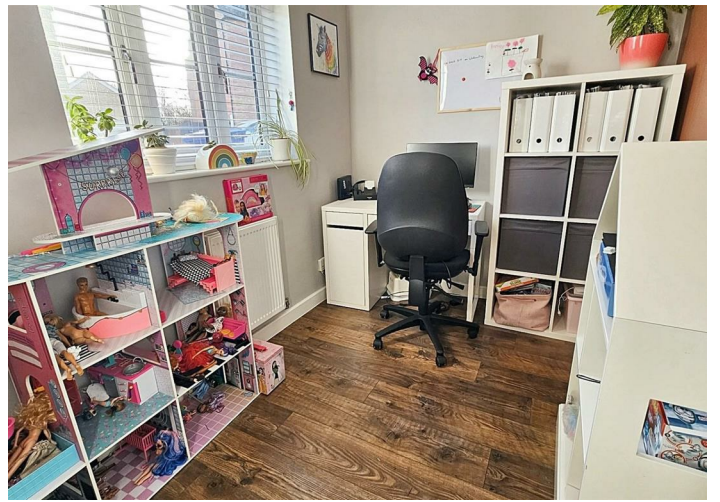
Rear Garden

Paved patio area leading to lawn, further patio area to rear, gated side access.

Agents Notes

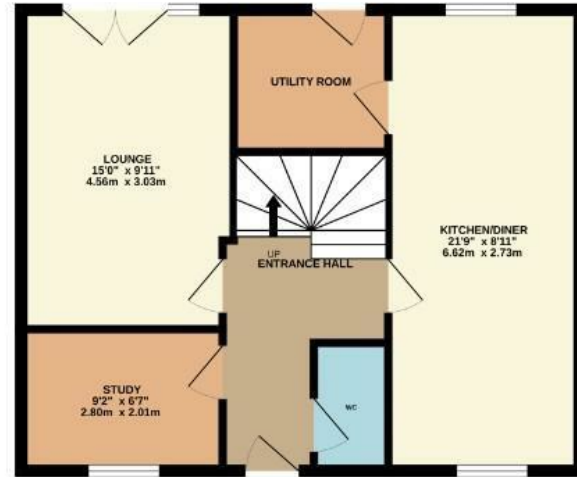
Local Authority: South Northamptonshire

Council Tax Band: E

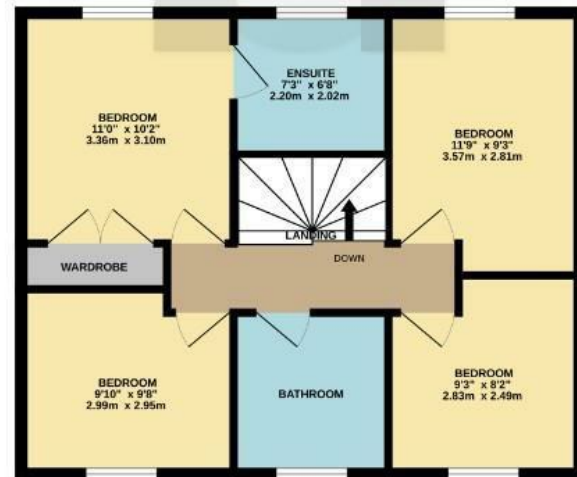




GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.

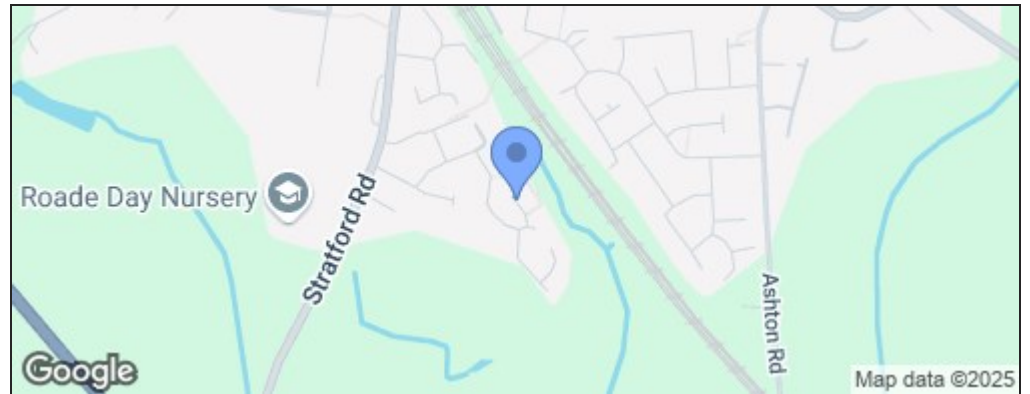


TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.

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) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.