

**18 Setters Way
Roade
NORTHAMPTON
NN7 2QQ
£289,995**



- **STONE FRONTED**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **UPVC DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING: TBC**

- **SEMI DETACHED**
- **VILLAGE LOCATION**
- **WEST FACING REAR GARDEN**
- **GAS RADIATOR HEATING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, Northampton, this modern semi-detached house on Setters Way offers a delightful blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a contemporary bathroom, designed with modern fixtures to cater to your daily needs. The stone frontage adds a touch of character and elegance, enhancing the overall appeal of the property.

One of the standout features of this home is the ample parking space, accommodating up to two vehicles, which is a rare find in village locations. The surrounding area boasts a friendly community atmosphere, making it an excellent choice for those who appreciate a quieter lifestyle while still being within easy reach of local amenities.

This property presents a wonderful opportunity to enjoy modern living in a picturesque setting. Whether you are a first-time buyer or looking to settle down in a peaceful village, this home on Setters Way is certainly worth considering.

Ground Floor

Entrance Hall

Vinyl flooring, stairs leading to first floor landing, radiator, doors to;

Cloakroom

Suite comprising low level W/C, hand wash basin, vinyl flooring, radiator.

Lounge/Dining Room

14'8" x 14'7" (4.49 x 4.45)

Under stairs storage cupboard, radiator, vinyl flooring, UPVC double glazed French doors to rear

Kitchen

10'1" x 7'10" (3.09 x 2.40)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, plumbing for washing machine and dishwasher, fitted hob with extractor fan above, electric oven, vinyl flooring, plumbing for washing, UPVC double glazed window to front.

First Floor

First Floor Landing

Access to loft, Doors to;

Bedroom One

14'8" x 8'5" (4.49 x 2.57)

Radiator, 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 with shower above, pedestal hand wash basin, low level W/C, vinyl flooring, tiled splash areas, towel rail, UPVC double glazed window to side.

Externally**Front Garden**

Mainly laid to lawn, pathway to front door. Tarmac driveway to the side with off road parking for two cars.

Rear Gardens

Paved patio leading to lawn, timber shed, timber fencing and side gate.

Agents Notes

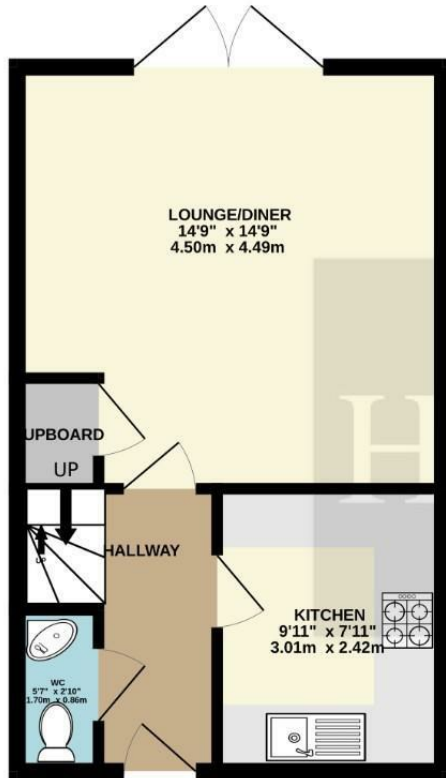
Local Authority: South Northamptonshire

Council Tax Band: C

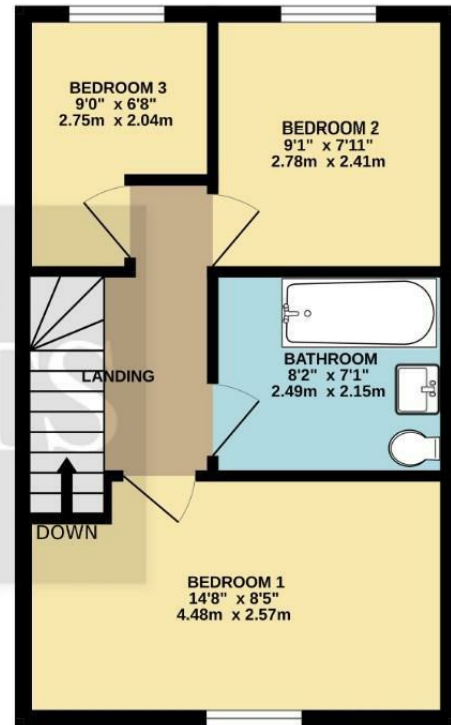
Maintenance charge for green areas £142,73 yearly



GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

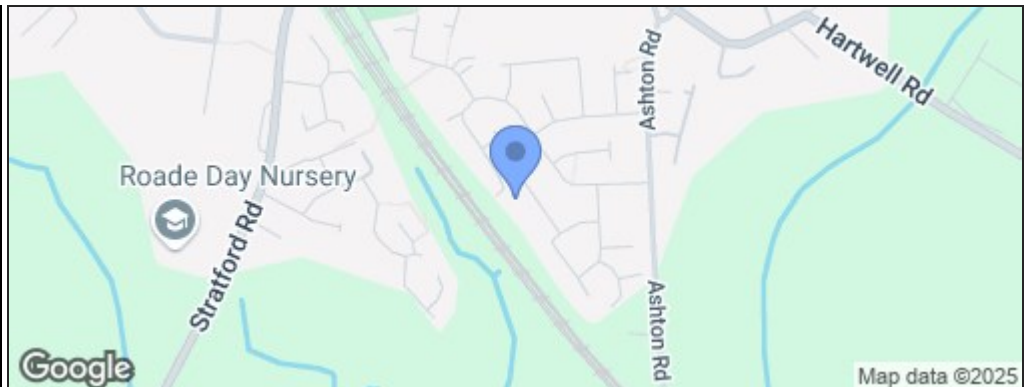


1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 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		
(81-91) B		
(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.