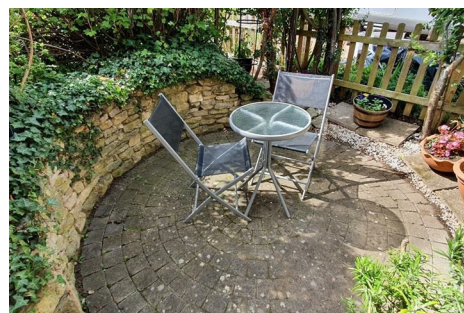


**10 The Leys
Roade
NORTHAMPTON
NN7 2NR**

Guide Price £270,000



- **COTTAGE**
- **KITCHEN/DINING ROOM**
- **UPVC DOUBLE GLAZED**
- **SMALL GARDENS**
- **RE-FITTED BATHROOM**

- **THREE BEDROOMS**
- **LOUNGE**
- **GAS RADIATOR HEATING**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: E**

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, Northampton, this delightful link-detached cottage at The Leys offers a perfect blend of character and modern comfort. With its original features, this home exudes a warm and inviting atmosphere, making it an ideal retreat for families or those seeking a peaceful abode.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room serves as a cosy gathering space, perfect for entertaining guests or enjoying quiet evenings in. The bathroom is conveniently located, ensuring ease of access for all residents.

This older property has been thoughtfully updated with uPVC double glazing, enhancing energy efficiency while preserving its charming character. The gas radiator heating system ensures a warm and comfortable environment throughout the colder months.

Set in a picturesque location, this cottage is surrounded by the natural beauty of the Northamptonshire countryside, offering a tranquil lifestyle while still being within easy reach of local amenities. Whether you are looking to enjoy leisurely walks or explore the vibrant community, this home provides the perfect base.

In summary, The Leys is a charming link-detached cottage that combines original features with modern conveniences, making it a wonderful opportunity for those seeking a unique property in a lovely village setting.

Kitchen/Dining Room

11'11" x 12'0" (3.65 x 3.68)

12' x 12' 1" (3.65m x 3.68m) Cottage style kitchen comprising sink unit with cupboards under, a range of floor standing cupboards with worktops above, tiling above work surface, eye level cupboards, plumbing for washing machine, built in electric hob and electric oven, dishwasher, tiled flooring, wall mounted gas fired boiler, large walk in storage cupboard, UPVC door to rear, UPVC double glazed window to front.

Lounge

16'4" x 12'2" (5.00 x 3.72)

16' 5" x 12' 2" (5.00m x 3.72m) Feature fire place with solid fuel burner, laminate flooring, UPVC double glazed window to front, UPVC door to rear (block paved courtyard).

First Floor Landing

Radiator, UPVC double glazed window to rear, doors to:

Bedroom One

13'8" x 8'9" (4.19 x 2.69)

13' 9" x 8' 10" (4.19m x 2.69m) Single panelled radiator, UPVC double glazed window to front.

Bedroom Two

13'7" x 7'6" (4.16 x 2.31)

13' 8" x 7' 7" (4.16m x 2.31m) Double panelled radiator, UPVC double glazed window to front.

Bedroom Three

10'0" x 7'9" (3.05 x 2.38)

10' x 7' 10" (3.05m x 2.38m) Single panelled radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, pedestal hand wash basin, low level w.c, heated towel rail, tiled splash backs, UPVC double glazed window to front.

Front Garden

Most of the garden is at the front, mature landscape area comprising plants and shrubs, small paved area.

Rear Garden

There is a small block paved area off the UPVC door from the lounge, access to main door is via a gravel driveway (access over only) to the side leading to neighbours house.

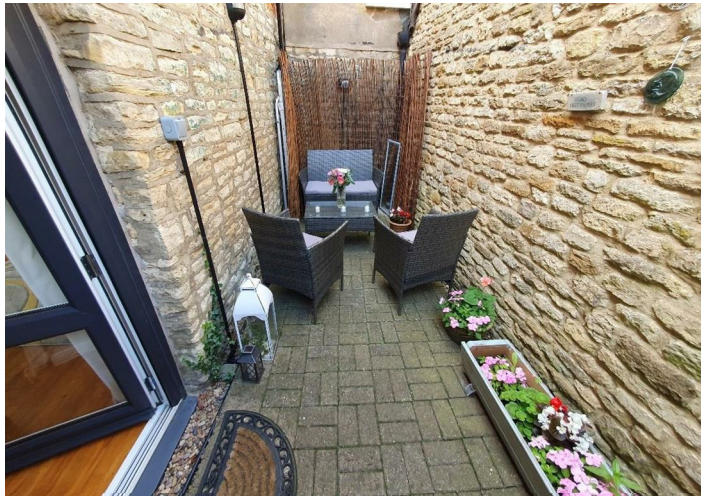
Agents Notes

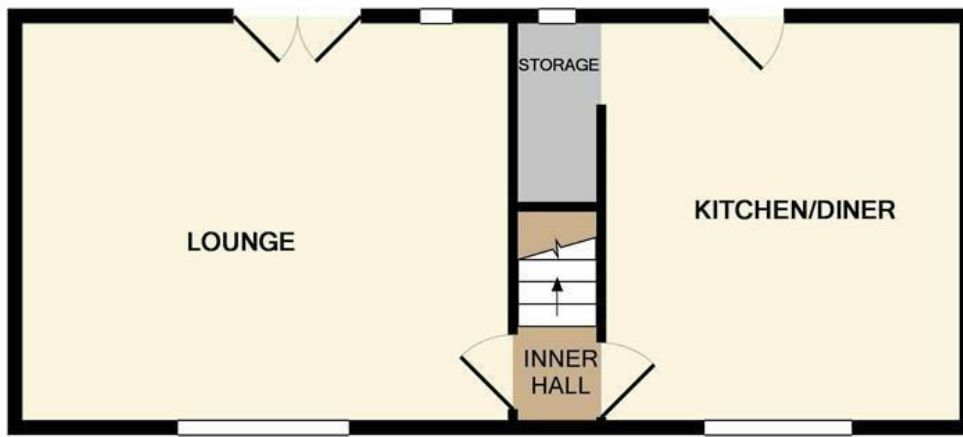
Local Authority: South Northamptonshire

Council Tax Band: C

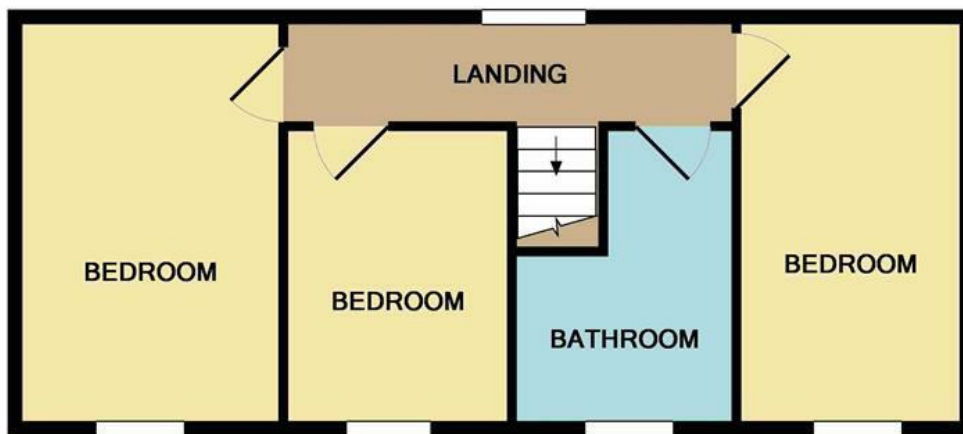
EPC Rating E







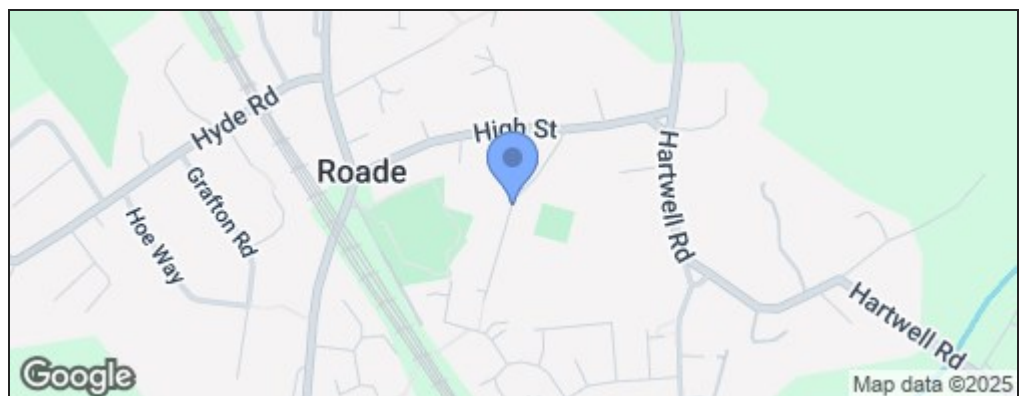
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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.