

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

£310,000



- SEMI DETACHED
- MASTER WITH EN SUITE
- UPVC DOUBLE GLAZING
- SINGLE GARAGE
- ENERGY EFFICIENCY RATING: B

- THREE BEDROOM
- DOWNSTAIRS CLOAKROOM
- GAS RADIATOR CENTRAL HEATING
- OFF ROAD PARKING

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, Northampton, this modern semi-detached house on Glebe Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is perfect for families or those seeking extra space.

The heart of the home is the spacious kitchen/dining room, ideal for entertaining guests or enjoying family meals. The layout promotes a warm and inviting atmosphere, making it easy to create lasting memories. Additionally, the property boasts a generous reception room, providing a versatile space that can be tailored to your needs, whether it be a cosy lounge or a play area for children.

For those with vehicles, the property features ample parking for up to three vehicles, along with a large single garage, offering both convenience and security. The village location enhances the appeal, providing a peaceful setting while still being within easy reach of local amenities and transport links.

This semi-detached house is not just a home; it is a lifestyle choice, combining modern living with the charm of village life. If you are looking for a property that offers space, comfort, and a welcoming community, this is an opportunity not to be missed.

Ground Floor

Entrance Hall

Laminate flooring, stairs leading to first floor, radiator, understairs storage cupboard, doors to;

Cloakroom

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

Kitchen/Dining Room

15'1" x 9'4" (4.61 x 2.85)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor level units with work surfaces over, tiling above work surfaces, eye level cupboards, fitted gas hob with electric oven and extractor fan above, built in fridge/freezer, plumbing for dishwasher and machine machine, radiator, tiled flooring, UPVC double glazed sash window to front.

Lounge

16'4" x 12'1" (5.00 x 3.69)

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

First Floor

Landing

Radiator, access to loft, built in airing cupboard, doors to;

Bedroom One

11'3" x 10'10" (3.45 x 3.31)

Built in wardrobe, radiator, UPVC double glazed window to front, door to;

En Suite Shower Room

Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, vinyl flooring, heated towel rail.

Bedroom Two

12'2" x 9'1" max (3.72 x 2.78 max)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'7" x 7'4" (2.94 x 2.24)

Radiator, UPVC double glazed window to rear.

Bathroom

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

Externally**Front Garden**

Small front garden, mainly laid to lawn, paved pathway, tarmacked driveway to side leading to garage, off road parking for two cars.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders, side door leading to garage.

Garage

Large single garage with up and over door, power and lighting connected.

Agents Notes

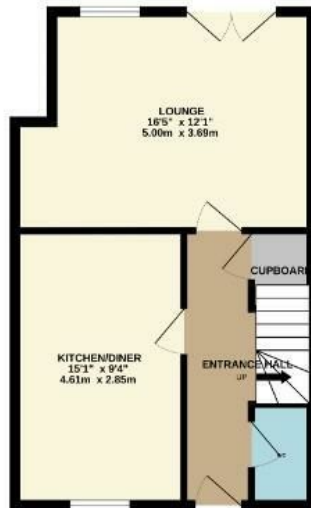
Local Authority: South Northamptonshire

Council Tax Band: C





GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



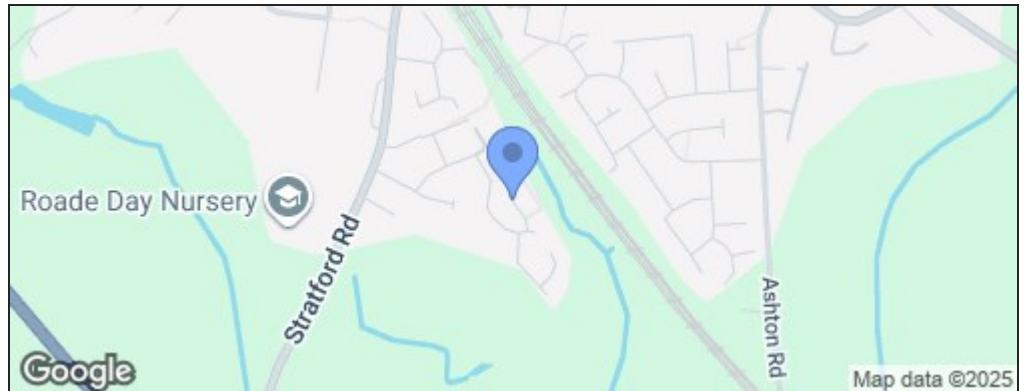
1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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		96
(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.