

**34 London Road
Roade
NORTHAMPTON
NN7 2PL**

£275,000



- **THREE DOUBLE BEDROOMS**
- **VILLAGE LOCATION**
- **GAS RADIATOR HEATING**
- **NO CHAIN**
- **ENERGY EFFICIENCY RATING: D**

- **SEMI DETACHED**
- **CORNER PLOT**
- **UPVC DOUBLE GLAZED**
- **POTENTIAL TO EXTEND (SUBJECT TO PLANNING)**

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, this modern semi-detached house on London Road presents an excellent opportunity for those seeking a comfortable family home. The property boasts three generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find a welcoming reception room that serves as the perfect setting for family gatherings or quiet evenings in. The layout of the house is designed to maximize both space and light, creating a warm and inviting atmosphere throughout.

The property features a well-appointed bathroom, ensuring convenience for all residents. With no onward chain, this home is ready for you to move in without delay, making it an ideal choice for first-time buyers or families looking to settle in a peaceful village environment. Also due to the corner plot this property open the possibility of an extension (subject to planning).

Roade offers a delightful community feel, with local amenities and transport links nearby, making it easy to enjoy both the tranquillity of village life and the vibrancy of nearby towns. This property is a rare find and is sure to attract considerable interest. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Porch

Door to:

Entrance Hall

Single panelled radiator. Stairs leading to first floor landing. Doors to:

Lounge/Dining Room

19'11" x 15'1" max (6.09 x 4.62 max)

L-shape lounge comprising feature fireplace. Two single panelled radiator. Two UPVC double glazed window to front.

Kitchen

8'11" x 8'3" (2.74 x 2.54)

Modern fitted kitchen comprising sink unit with cupboards under. A range of floor standing cupboards with worktops above. Tiling above work surface. Eye level cupboards. Built in gas hob with extractor fan above. Electric oven. Built in fridge/freezer. Plumbing for washing machine. UPVC double glazed window to rear. Door to side.

Bedroom Three

12'8" max x 10'5" (3.88 max x 3.20)

Under stairs storage cupboard. Single panelled radiator. UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above. Pedestal hand wash basin. Single panelled radiator. Tiled splash backs. UPVC double glazed window to side.

Toilet

Separate toilet with low level w.c. Hand wash basin. Tiled splash backs. UPVC double glazed window to side.

First Floor

First Floor Landing

Doors to:

Bedroom One

13'10" x 10'6" (4.23 x 3.22)

Single panelled radiator. Eve storage cupboard. UPVC double glazed window to front.

Bedroom Two

11'6" x 10'5" (3.53 x 3.20)

Single panelled radiator. Access to loft. UPVC double glazed window to rear.

Front Garden

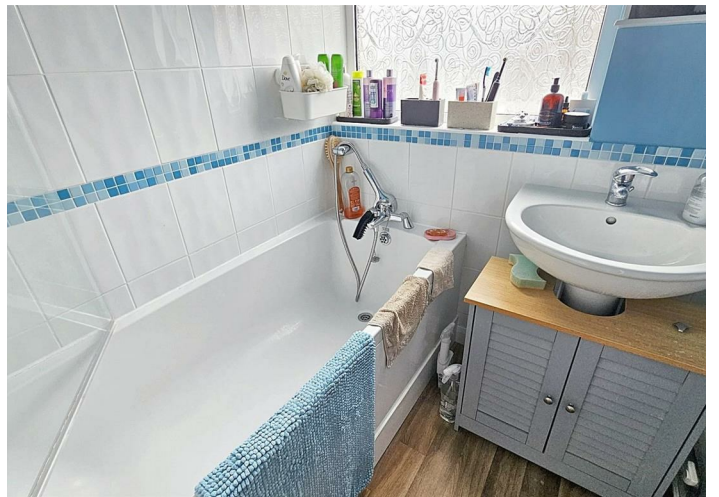
Mainly laid to lawn.

Rear/Side Garden

Wooden decked patio. Lawn area. Surround by timber fencing. Brick built storage shed. Rear gated access.

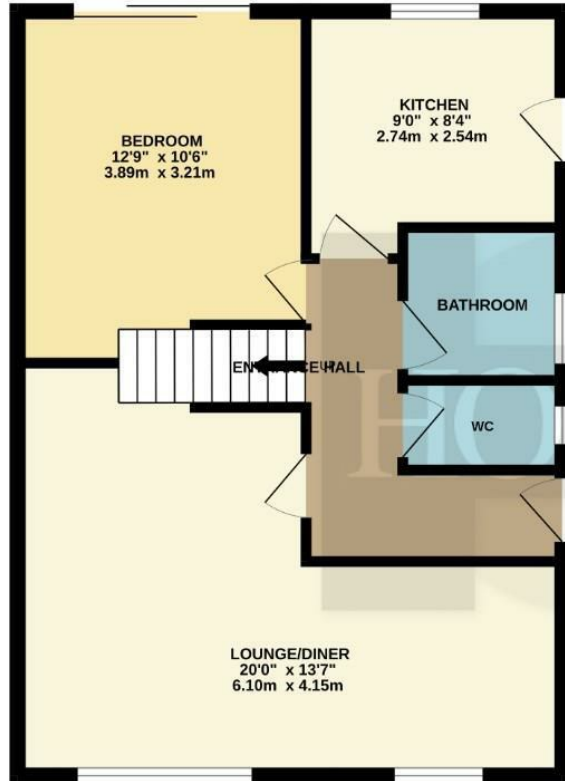
Agents Notes

Council Tax Band: C

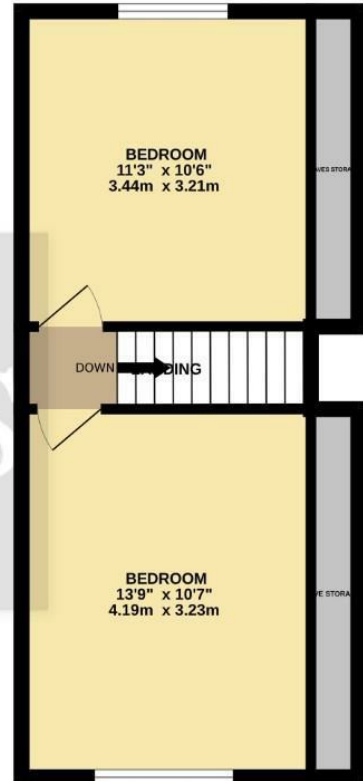




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

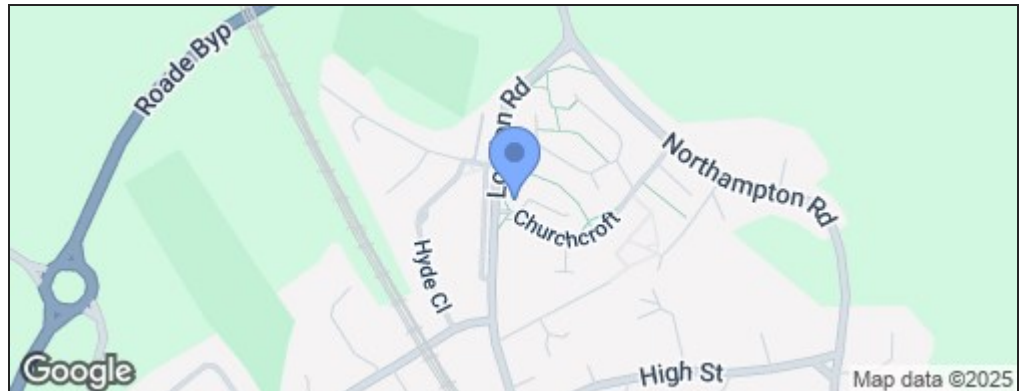


1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.