

**9 Tew Road
Roade
NORTHAMPTON
NN7 2LG**

£440,000



- **DETACHED**
- **VILLAGE LOCATION**
- **TWO RECEPTION ROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **GARDENS**

- **FOUR BEDROOMS**
- **EASY ACCESS TO M1 JUNCTION 15**
- **SINGLE GARAGE**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented four bedroom detached property situated in the sought after South Northants village of Roade with easy access to both Northampton and Milton Keynes.

The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, master bedroom with en suite shower room, three further bedrooms and family bathroom.

The property also benefits uPVC double glazing, gas radiator heating, large single garage with off road parking and gardens to front and rear.

Ground Floor

Entrance Hall

Radiator, vinyl flooring, under stairs storage cupboard, stairs leading to first floor landing, doors to:

Cloakroom

Suite comprising low level w.c, hand wash basin, radiator, tiled splash areas, vinyl flooring, uPVC double glazed window to rear.

Lounge

22'6" x 11'3" (6.86 x 3.43)

Laminate flooring, radiator, TV point, feature fireplace, uPVC double glazed window to front, uPVC double glazed French doors to rear.

Dining Room

9'10" x 8'8" (3.02 x 2.65)

Radiator, uPVC double glazed window to front.

Kitchen/Breakfast Room

13'5" x 12'9" (4.10 x 3.91)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric double oven, built in Fridge/freezer, washing machine and dishwasher, vinyl flooring, radiator, uPVC double glazed window to rear, door to side (driveway)

First Floor

First Floor Landing

Access to loft, doors to:

Bedroom One

13'3" x 11'3" (4.04 x 3.44)

Radiator, built in wardrobes, uPVC double glazed window to front, door to:

En Suite Shower Room

Suite comprising double shower cubicle, hand wash basin, low level w.c, radiator, tiled splash areas, uPVC double glazed window to front.

Bedroom Two

13'4" x 10'1" (4.08 x 3.09)

Radiator, built in cupboard, uPVC double glazed window to front.

Bedroom Three

11'3" x 8'11" (3.45 x 2.72)

Radiator, uPVC double glazed window to rear.

Bedroom Four

8'11" x 8'8" (2.74 x 2.66)

Radiator, uPVC double glazed window to rear.

Family Bathroom

Suite comprising bath unit with shower mixer tap, hand wash basin, low level w.c, tiled splash areas, heated towel rail, uPVC double glazed window to rear.

Externally**Front Garden**

Mainly laid to lawn, flower borders, tarmac driveway with off road parking for 2 cars leading to garage.

Single Garage

Up and over doors, power and lighting connected, side door to garden.

Rear Garden

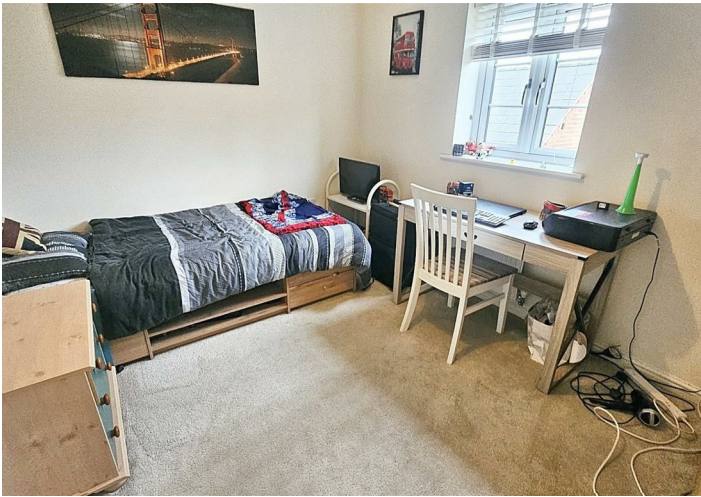
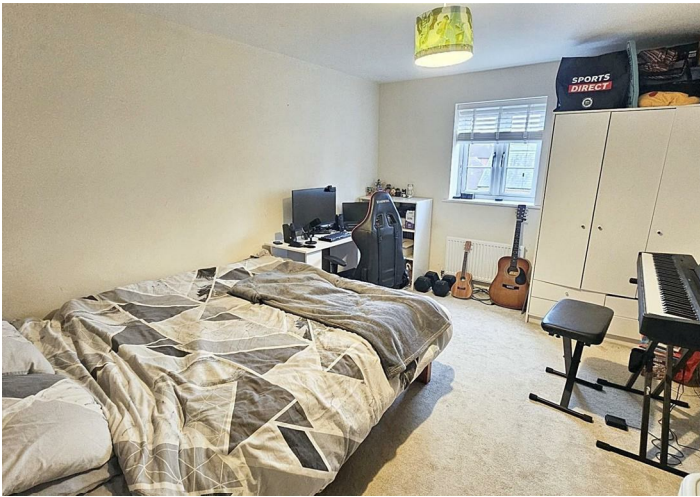
Paved patio leading to lawn, secondary patio to the rear of garden, timber gated access.

Agents Notes

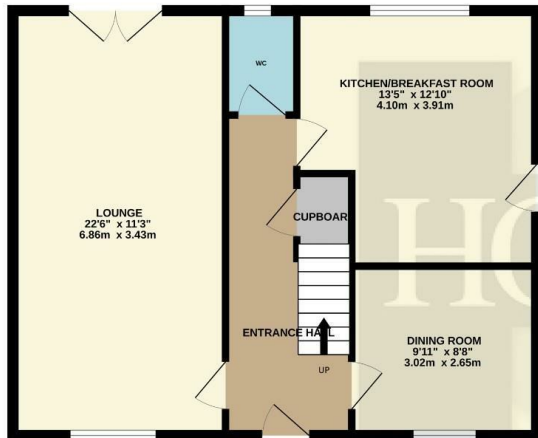
West Northampton Council Tax Band: E

Maintenance Charge which covers roads, road lighting, and green areas: Approx. £150 per year

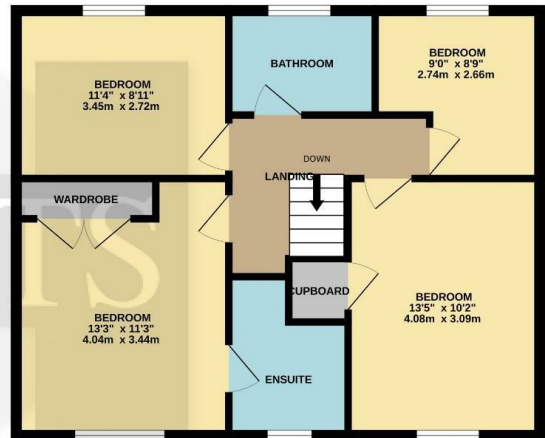




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



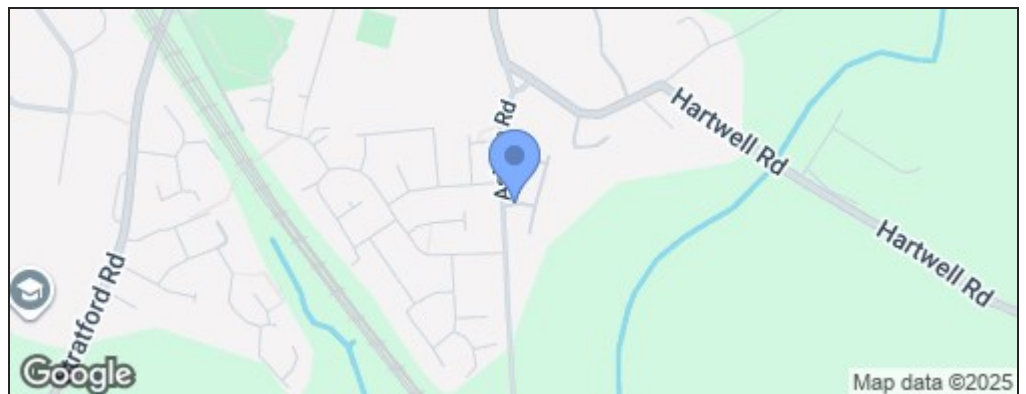
1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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.