

**30 Pianoforte Road
Roade
NORTHAMPTON
NN7 2QL**

£375,000



- **DETACHED**
- **VILLAGE LOCATION**
- **CLOAKROOM**
- **UPVC DOUBLE GLAZED**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **EN SUITE SHOWER ROOM**
- **KITCHEN/DINING/FAMILY ROOM**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern stone fronted three bedroom detached property situated in the popular village of Roade. Roade is located between Northampton and Milton Keynes with easy access to both, with Roade bypass currently being finished.

The accommodation comprises entrance hall, cloakroom, lounge, kitchen/dining/family room, master bedroom with ensuite shower room, two further bedrooms and family bathroom.

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

Ground Floor

Entrance Hall

Stairs leading to first floor, understairs storage cupboard, radiator, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to rear.

Lounge

19'0" x 10'0" (5.81 x 3.07)

Laminated flooring, radiator, TV point, UPVC double glazed windows to front and rear, UPVC double glazed French doors to rear.

Kitchen/Dining/Family Room

28'4" x 9'2" (8.64 x 2.81)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob and oven with extractor fan above, tiled flooring, plumbing for washing machine, fitted dishwasher, fitted fridge/freezer, UPVC double glazed window to front, rear and side, UPVC double glazed French doors out to garden.

First Floor

Landing

Built in airing cupboard, UPVC double glazed window to rear.

Bedroom One

14'2" x 10'7" (4.33 x 3.23)

Radiator, UPVC double glazed window to rear, door to;

En Suite

Suite comprising double shower cubicle with shower unit above, pedestal hand wash basin, low level W/C, tiled splash areas, heated towel rail, UPVC double glazed window to front.

Bedroom Two

11'11" x 9'4" (3.64 x 2.87)

Radiator, UPVC double glazed window to front.

Bedroom Three

9'1" x 7'10" (2.79 x 2.39)

Radiator, UPVC double glazed window to side.

Bathroom

Suite comprising bath unit, low level W/C, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to rear.

Externally**Front Garden**

Small front garden surrounded by brick wall, lawn area, tarmac driveway to the side providing off road parking for two cars.

Single Garage

Up and over door, power and light connected.

Rear Garden

Paved patio area leading to lawn.

Agents Notes

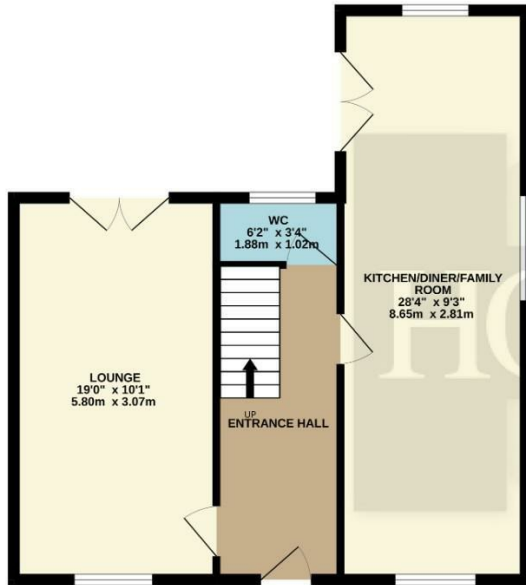
Local Authority: South Northamptonshire

Council Tax Band: D





GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



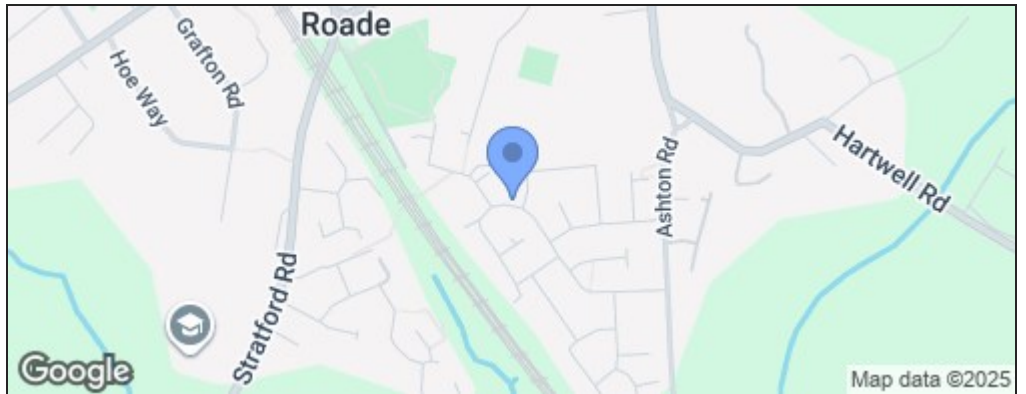
1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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		93
(81-91) B	83	
(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.