

**23 Foxcovert Drive
Roade
NORTHAMPTON
NN7 2LL**

Guide Price £565,000



- **DETACHED BUNGALOW**
- **REFITTED KITCHEN**
- **LARGE GARAGE**
- **LOUNGE/DINING ROOM**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **REFITTED BATHROOM**
- **VILLAGE LOCATION**
- **LARGE GARDENS**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A large three bedroom detached bungalow situated on the edge of the sought after south Northants village of Roade. The property has been greatly improved by its current owners. The accommodation comprises entrance hall, cloakroom, lounge/dining room opening up to recently re-fitted kitchen/breakfast room, three double bedrooms and family bathroom. The property also benefits gas radiator heating, uPVC double glazing, re fitted kitchen, re fitted bathroom, large garage with electric roller doors and large gardens to front and rear.

Ground Floor

Entrance Hall

Radiator, uPVC window to front, built in storage/cloak cupboard, doors to:

Cloakroom

Recently re-fitted suite comprising low level w.c, hand wash basin, tiled splash backs, ceiling skylight, radiator.

Lounge/Dining Room

24'10" x 17'2" (7.57 x 5.24)

Feature fireplace, radiators, uPVC double glazed windows to front and rear, uPVC double glazed French doors to rear, TV point.

Kitchen/Breakfast Room

25'6" x 9'10" (7.79 x 3.00)

Recently refitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, range cooker point, island with breakfast bar, plumbing for washing machine, space for American fridge/freezer, built in dishwasher, radiator, uPVC double glazed window to rear, double glazed patio doors to rear.

Inner Hall

Access to loft, built in airing cupboard, doors to:

Bedroom One

14'0" x 13'6" (4.29 x 4.12)

Radiator, fitted wardrobe, uPVC double glazed window to front.

Bedroom Two

13'10" x 7'9" (4.23 x 2.38)

Radiator, uPVC double glazed window to front.

Bedroom Three

8'6" x 8'6" (2.61 x 2.60)

Built in wardrobe, radiator, uPVC double glazed window to rear.

Bathroom

Recently refitted suite comprising bath unit with shower unit above, sink unit with cupboards below, low level w.c, tiled splash areas, heated towel rail, uPVC double glazed window to rear.

Externally

Front Garden

Mainly laid to lawn with large tarmac driveway leading to large garage, recently built wall with electric gates.

Rear Garden

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

Garage

15'2" x 15'10" (4.63 x 4.85)

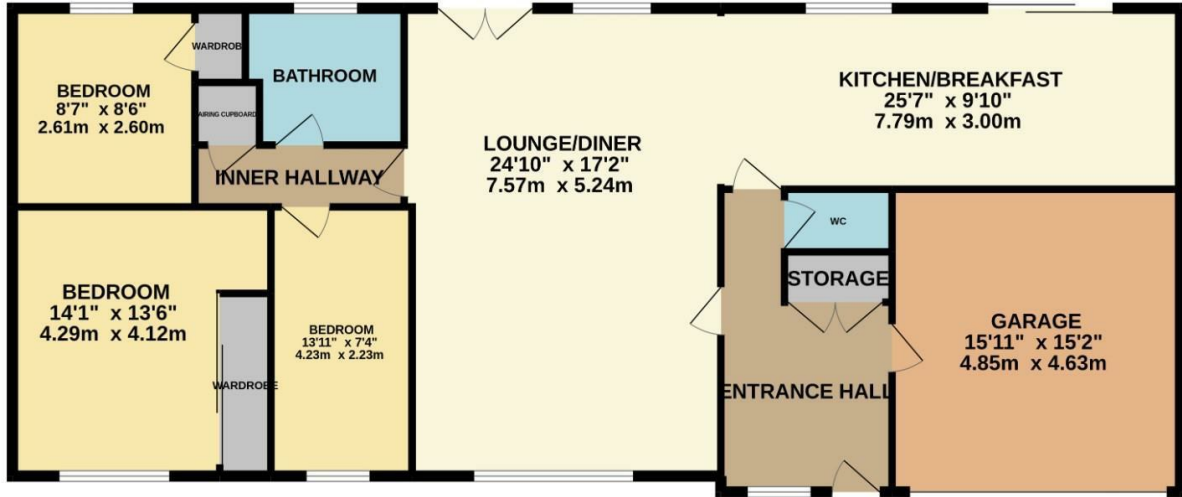
Wall mounted boiler, power and lighting, electric roller doors.





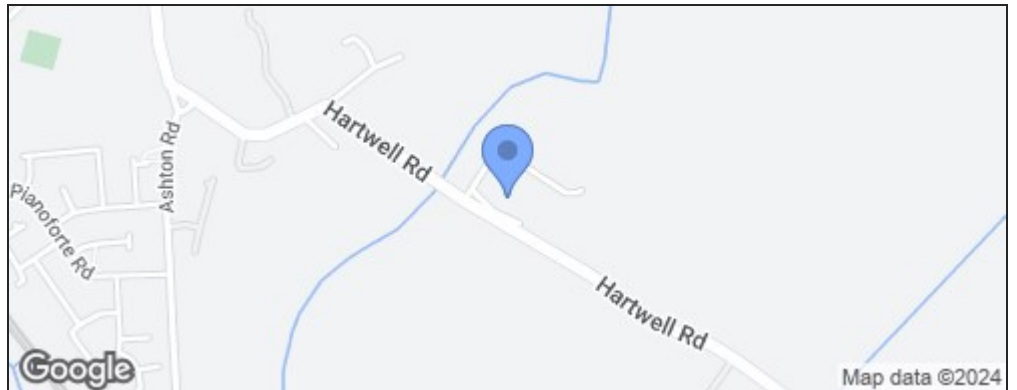


GROUND FLOOR



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			80
(81-91) B			
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.