



19 Manor Close, Roade, Northamptonshire. NN7 2PE

HOWKINS &  
HARRISON



19 Manor Close,  
Roade,  
Northamptonshire. NN7 2PE

Guide Price: £435,000

Set in a quiet location within easy reach of the amenities on offer in the sought after village of Roade, this delightful extended property is well presented throughout and benefits from three bedrooms, a family bathroom, an open plan sitting/dining room, kitchen, cloakroom and study along with a single garage, off road parking and gardens.

### Features

- Quiet location
- Link detached property
- Three bedrooms and family bathroom
- Open plan sitting/dining room
- Kitchen and cloakroom
- Study
- Garage & parking
- Gardens
- There are two banks of solar panels which are owned outright
- Energy rating D



## Location

Road lies on the A508 which links Northampton to Milton Keynes and is 2 miles south of junction 15 of the M1, 5 miles south of Northampton, 6 miles north east of Towcester, and 12 miles north of Milton Keynes. The village benefits from a recently opened bypass to the west of the village. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

The village has a pub and several shops in the High Street including a main post office, gift shop, garage and store, chemist, doctors' surgery, primary and secondary schools.

Sporting activities in the area include golf at Collingtree, Silverstone and Whittlebury Hall, country walks and bridleways at Salcey Forest, watersports at Pitsford Reservoir, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



## Ground Floor

A front porch opens into the entrance hall with original parquet flooring and understairs storage housing the central heating boiler. Doors lead to the study, cloakroom, and open plan sitting/dining room that has been extended and offers full height windows and a partially glazed roof along with sliding doors opening onto the patio. The kitchen has a range of bespoke fitted units and a range style cooker. A door opens into a covered walkway giving access to both the front of the property and the rear garden.

## First Floor

There are three spacious bedrooms and a family bathroom that has been fitted with a high-quality suite.











## Outside

The property is approached by a driveway leading to the single garage. A footpath leads to the porch and the remainder of the front garden is mostly laid to lawn with mature shrub borders.

To the rear of the property, the garden is enclosed on all sides with a large patio entertaining area, the remainder being mostly laid to lawn edged with borders. There is a garden shed, and a courtesy door into the garage.

## Agents Note

There are two banks of solar panels which are owned outright.

This delightful extended property is well presented throughout.







## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

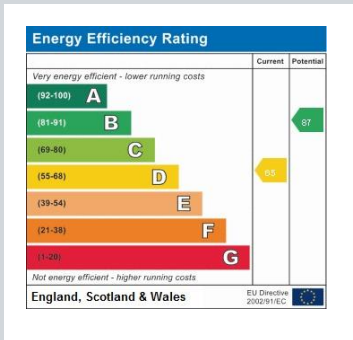
## Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - D



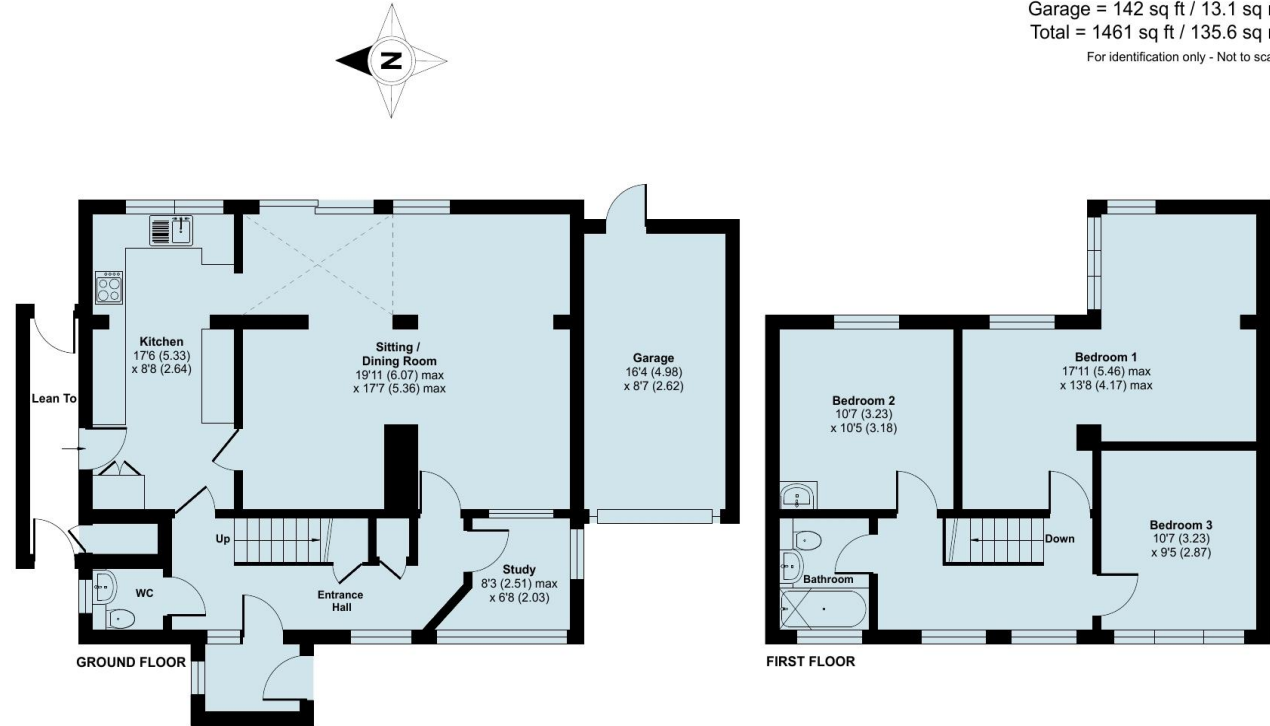
## Manor Close, Road, Northampton, NN7

Approximate Area = 1319 sq ft / 122.5 sq m (excludes lean to)

Garage = 142 sq ft / 13.1 sq m

Total = 1461 sq ft / 135.6 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Howkins & Harrison. REF: 1102904

## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.