



22 Stratford Road, Roade, Northamptonshire, NN7 2NJ

HOWKINS &
HARRISON

22, Stratford Road, Roade,
Northamptonshire, NN7 3JU

Guide Price: £600,000

A substantial detached family home, situated within Roade village, on a large mature plot. The property has been extended, improved, and modernised throughout. The accommodation extends to; two reception rooms, a large kitchen/dining room, three double bedrooms, family bathroom, large garden, single garage and ample driveway parking.

Features

- Detached property
- Improved, extended & tastefully presented family home
- Sitting room
- Office/snug
- Kitchen/dining room
- Utility room
- Three double bedrooms
- Family bathroom
- Large garden
- Single garage and ample parking
- Energy rating D



Location

Roads lie 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. 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

Upon entering the property through the entrance porch is a newly carpeted entrance hall leading to both the snug/office and the sitting room with double doors opening into the garden. The property has been extended allowing space for a large kitchen/dining room with bifold doors. There is also a downstairs cloakroom and a utility room.

First Floor

The staircase leads to a spacious landing with an office, three double bedrooms and a family bathroom.





Outside

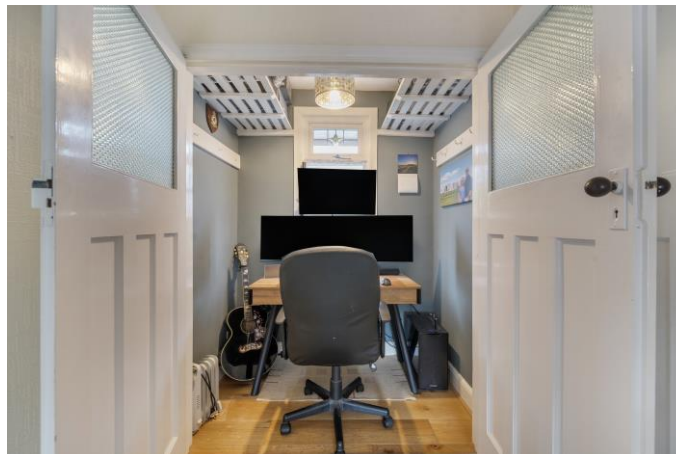
The front garden offers ample parking for several vehicles whilst also having a lawned area and mature shrubs. The up and over door gives access to the garage, which is currently used as a home gym.

There is side access and a paved pathway leading to the rear garden with a continuation of the paving wrapping around the property leading to a garden mainly laid to lawn, enclosed by fencing on all sides.



Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents,
Howkins & Harrison. Contact Tel: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

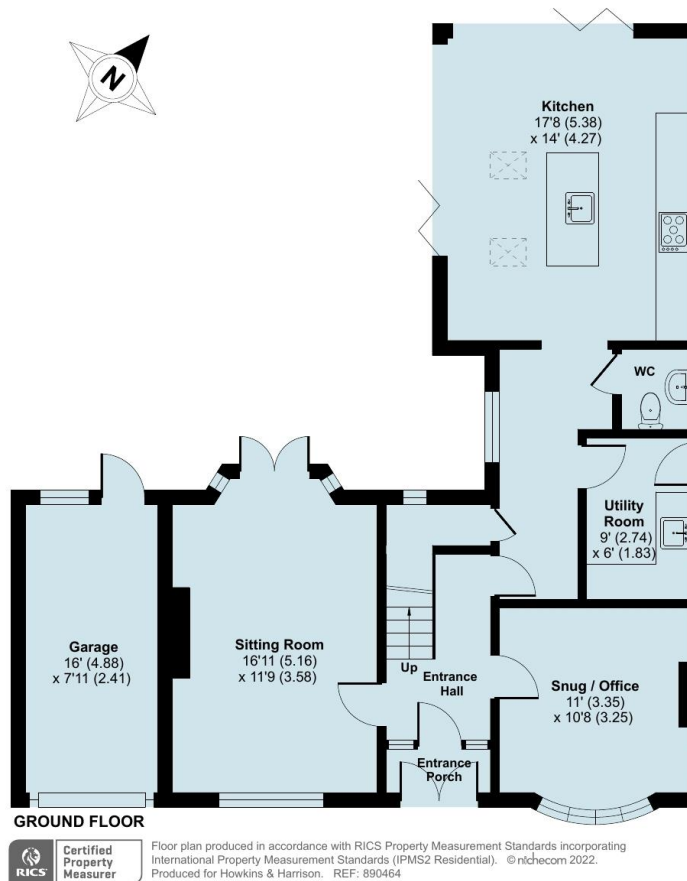
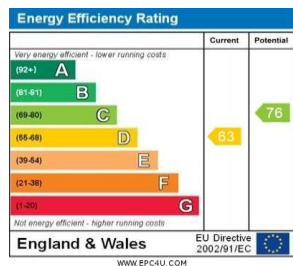
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



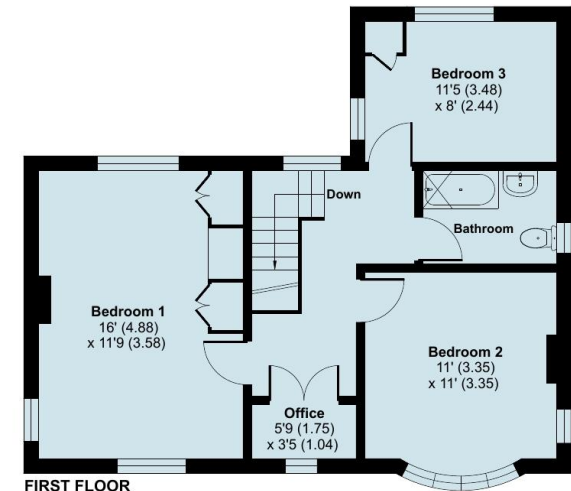
Stratford Road, Roade, Northampton

Approximate Area = 1441 sq ft / 134 sq m

Garage = 125 sq ft / 12 sq m

Total = 1566 sq ft / 146 sq m

For identification only - Not to scale



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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.