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Church End, Roade, Northampton, Northamptonshire, NN7 2NP

£475,000 - Offers Over Cottage

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Department: Sales

Tenure: Freehold



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Property Summary

Presenting Harrold House, a charming three-bedroom mid-terraced cottage constructed from stone and adorned with slate roofing. Nestled on a plot of approximately 0.25 acres, this home boasts off-street parking and additional outbuildings.

Features & Utilities

- ✓ Stone Cottage
- ✓ Three Double Bedrooms
- ✓ Stunning Village Location
- ✓ Beautifully Presented
- ✓ Refitted Kitchens & Bathrooms
- ✓ No Upper Chain



Property Overview

Presenting Harrold House, a charming three-bedroom mid-terraced cottage constructed from stone and adorned with slate roofing. Nestled on a plot of approximately 0.25 acres, this home boasts off-street parking and additional outbuildings. Originally two separate cottages, they have been thoughtfully combined into one residence. Modernisation efforts have included the installation of a new central heating system, a gas-fired boiler, updated electrics, a renovated kitchen, and modernised bathrooms. Upon entry, you'll step into the welcoming entrance hall. The main floor encompasses a spacious sitting room, a cosy dining room, a well equipped kitchen, and a convenient utility room. Ascending to the upper level, you'll find three generously sized double bedrooms, along with a family bathroom and an en-suite shower room for added convenience. The sitting room is graced with a dual aspect, featuring French doors that open to both the front and rear gardens. Throughout the property, there are several open fireplaces, retained for their aesthetic appeal. The recently refitted bathroom showcases an elegant Imperial suite, complete with a relaxing bathtub. The en-suite shower room boasts a modern walk-in double shower, adding to the contemporary amenities of this delightful home. EPC Rating: D. Council Tax Band: C

ENTRANCE HALL

Enter via wooden entrance door with stained glass window. Staircase rising to first floor landing. Radiator.

OFFICE/SNUG 2.72m x 3.18m (8'11 x 10'5)

Sash window to front elevation. Original wood floorboards. Radiator. Fireplace with marble half. Understairs coat cupboard.

LOUNGE/DINING ROOM 6.38m x 3.91m (20'11 x 12'10)

Sash window to front elevation. uPVC double glazed door leading to the front of property. uPVC sash window to rear elevation. uPVC sash door leading to rear garden. Original fireplace with wood surround and marble half. Original storage cupboard.

KITCHEN/BREAKFAST ROOM 2.95m x 3.84m (9'8 x 12'7)

uPVC double glazed sash window to rear elevation. A range of wall mounted and base level cupboards and drawers with work surfaces over. Built in dishwasher. Built in fridge / freezer. Bin store cupboard. Oven with hob and extractor over. One and a half bowl resin sink with mixer top.

UTILITY ROOM 2.36m x 2.26m (7'9 x 7'5

)

uPVC windows to rear and side elevation. uPVC glass panel door leading to garden. A range of wall mounted and base level cupboards and drawers with

work surfaces over. Space for washing machine and tumble dryer. Stainless steel sink with drainage area with mixer taps.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.96m x 3.84m (13'0 x 12'7)

uPVC double glazed sash window to rear elevation. Radiator. Original wood flooring.

EN-SUITE 1.91m x 1.70m (6'3 x 5'7)

Low level WC. Double walk in shower. Vanity unit wash basin. Tiled splash back. Heated towel rail.

BEDROOM TWO 2.97m x 4.17m (9'9 x 13'8)

Sash window front elevation. Radiator. Original floorboards.

BEDROOM THREE 3.02m x 3.96m (9'11 x 13'0)

Sash window to front elevation. Original fireplace. Wood surround. Radiator. Original storage cupboard.

BATHROOM 2.13m x 2.13m (7'0 x 7'0)

uPVC obscure double glazed window to rear elevation. Low level WC. Bath. Vanity unit. Wash basin. Heated tower rail. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Off road parking for several cars. Raised lawned area with pathway leading to front door. Two brick built outbuildings with power/light.

REAR GARDEN

Gravel area adjacent to the rear of the property. Paved patio area. Raised lawn with barked area to rear. Brick built outhouse enclosed via brick wall and fencing.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

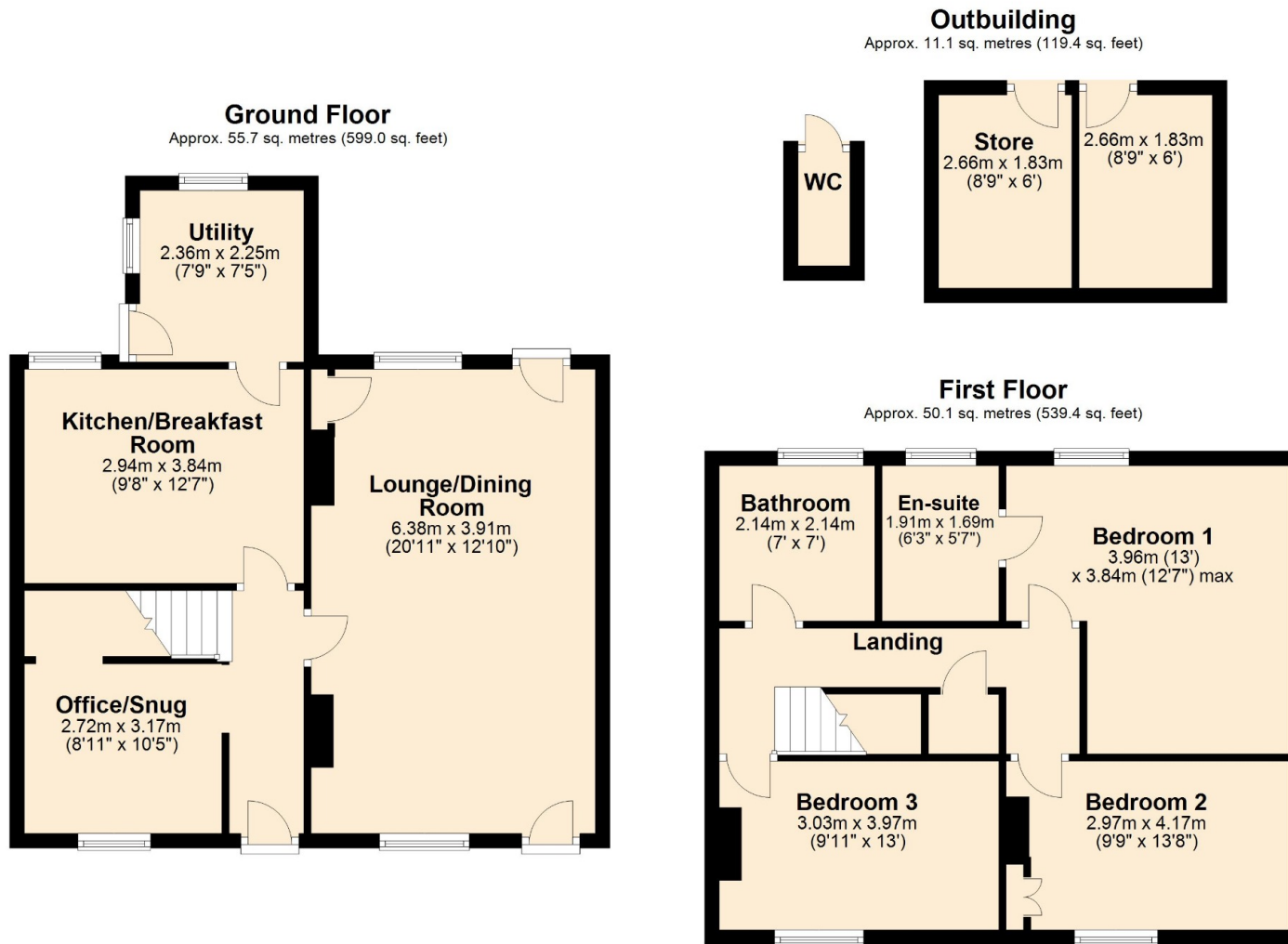
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan



Total area: approx. 116.9 sq. metres (1257.8 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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