

**18 Setters Way, Road, Northampton, NN7 2QQ**  
**£295,000 Freehold**

Jackson Grundy proudly presents this delightful three bedroom semi detached stone front property situated in the sought after cul-de-sac of Road village. The accommodation entrance hall, WC, kitchen and lounge on the ground floor, while upstairs features three bedrooms and a family bathroom. Additional perks include front and rear gardens, as well as off road parking to the side of the property. EPC Rating: B. Council Tax Band: C

**Three Bedroom Semi Detached | Stone Fronted | Off Road Parking | Private Rear Garden | Cul-De-Sac | Village Location**

**modern marketing · traditional values**

## ENTRANCE HALL

Entrance door. Staircase rising to first floor landing.

Doors to:

## WC

Heated towel rail. Suite comprising low level WC and pedestal wash hand basin.

## KITCHEN 2.95m x 2.34m (9'8 x 7'8)

uPVC double glazed window to front elevation. Suite comprising wall and base units with work surfaces over. Space for fridge/freezer, dishwasher, washing machine, built in Electrolux self cleaning, oven with gas hob and extractor fan over. Stainless steel sink with draining area. Cupboard housing boiler.

## LOUNGE/DINING ROOM 4.37m x 4.32m (14'4 x 14'2)

uPVC double glazed French doors leading to rear garden. Understairs storage cupboard housing tumble dryer. Two radiators.

## FIRST FLOOR LANDING

Loft access. Doors to:

## BEDROOM ONE 2.54m x 4.42m (8'4 x 14'6)

uPVC double glazed window to front elevation. Radiator.

## BEDROOM TWO 2.67m x 2.34m (8'9 x 7'8)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM THREE 2.64m x 1.96m (8'8 x 6'5)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 2.01m x 2.21m (6'7 x 7'3)

Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and panelled bath with rain shower over. Tiling to splash back areas.

## OUTSIDE

### FRONT GARDEN

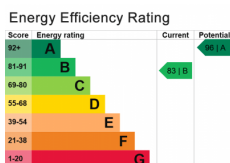
Path leading to doorway. Lawn area. Bark and stone borders. Off road parking to the side.

### REAR GARDEN

Patio adjacent to the rear of the property. Mainly laid to lawn. Enclosed via timber fence and brick wall. Timber gate creating side access. Outside tap. Two electric sockets.

### DRAFT DETAILS

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

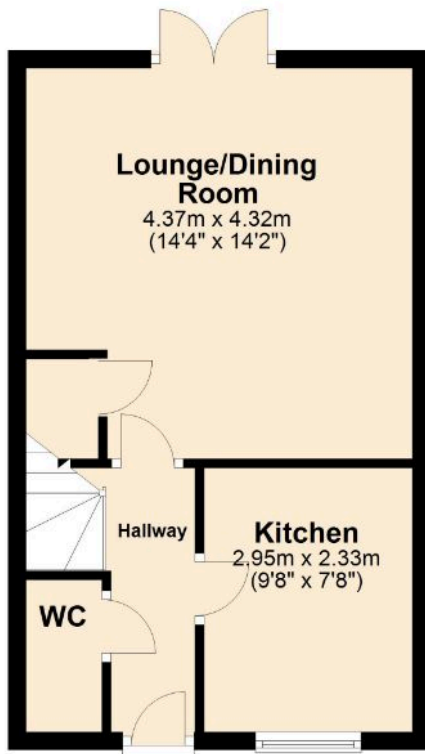


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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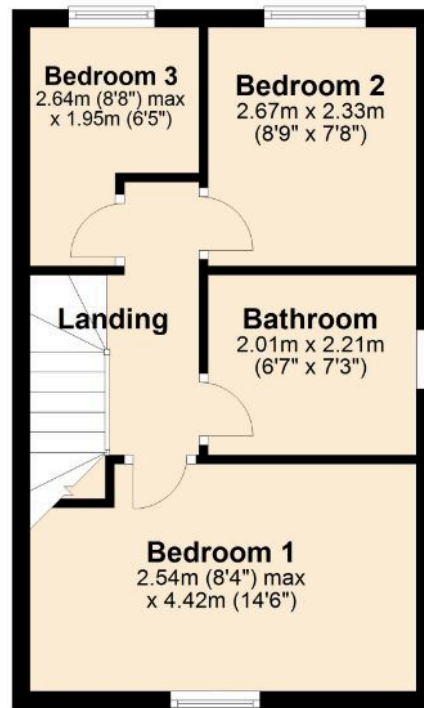
### Ground Floor

Approx. 32.1 sq. metres (345.3 sq. feet)

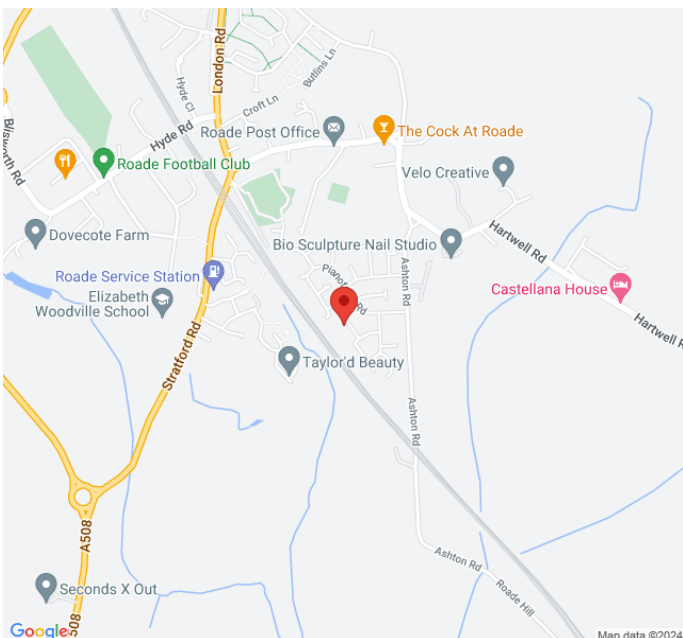


### First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 63.9 sq. metres (688.0 sq. feet)



### LOCAL AREA INFORMATION

ROADE BYPASS NOW COMPLETE. Accessed via the A508 which links Northampton and Milton Keynes, Roade village is just 2 miles south of M1 J15. Much of the village's history can be attributed to the advent of the railway in the 19th Century, which saw local men and boys help to construct a cutting, line and station in the village. Completed in 1838 the station was unfortunately closed in 1964 though the West Coast Main Line continues to operate through the cutting. Today, this popular village has sought after primary and secondary schools as well as numerous facilities to include a medical centre, post office, library, newsagent, public house, coffee shop, garages, Methodist and Anglican churches. A variety of regular bus services operate through the village mainly to Northampton and Milton Keynes, both of which offer mainline train services to London as part of their timetables.



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