



**Connells**

Church End  
Roade Northampton



# Church End Roade Northampton NN7 2NP

for sale offers in excess of  
**£450,000**



## Property Description

Connells is delighted to offer to the market this charming three-bedroom mid-terraced cottage constructed from stone and adorned with slate roofing, which was originally built for navigation workers building the historic Roade railway cutting. Harold House was named after a former resident of 80 years. Originally two separate cottages, located on a plot of approximately 0.25 acres in Roade, they have been thoughtfully combined into one residence.

The property comprises entrance hall, lounge/dining room, office/ snug, kitchen/ breakfast room and utility room to the first floor, and three bedrooms, en-suite shower room as well as a family bathroom on the second floor. The front of the property has a spacious driveway which provides off road parking for several cars. Viewing of this beautiful cottage is highly advised to fully appreciate.

## Entrance Hall

Door to the front elevation, recess spotlight to the ceiling and further doors leading off to kitchen/ breakfast room, lounge/dinning room and open to office/snug. Wall mounted radiator and stairs rising to the first floor landing,

## Office/ Snug

8' 9" x 9' 10" ( 2.67m x 3.00m )

Double glazed window to the front elevation, understairs storage, fireplace and wall mounted radiator.

## Lounge/ Dining Room

12' 9" x 22' 1" ( 3.89m x 6.73m )

Two windows to rear and front elevation, two fireplaces and two doors to rear and front aspect. Two wall mounted radiators.

## Kitchen/ Breakfast Room

12' 7" x 10' 3" ( 3.84m x 3.12m )

Fitted kitchen with a range of wall and base level units set into work surfaces with sink and drainer. Electric cooker with extractor hood over, further electric oven. Integral appliances consist of dishwasher, and fridge/freezer. Vertical radiator and recess spotlights to the ceiling. Window to the rear elevation and connecting door to utility room.

## Utility Room

7' 7" x 7' 2" ( 2.31m x 2.18m )

Fitted kitchen with a range of wall and base level units set into work surfaces with sink and drainer. Plumbing for washing machine and space for tumble dryer. Two windows to the rear and side elevation, extractor fan and door to the side aspect. Vertical radiator and recess spotlights to the ceiling. Connecting door to kitchen.

## First Floor Landing

Stairs rising form entrance hall, doors leading off to three bedrooms and family bathroom. Storage and wall mounted radiator.

## Bedroom One

12' 10" max x 13' max ( 3.91m max x 3.96m max )

Window to the rear elevation, fireplace and wall mounted radiator. Connecting door to the en-suite shower room.

## En-Suite Shower Room

Suite comprising tiled walk-in shower, low level flush w.c and wash hand basin with further tiling to splash back area. Extractor fan, shaver point, and heated towel rail. Opaque window to the rear elevation.

## Bedroom Two

13' 1" x 9' 5" ( 3.99m x 2.87m )

Window to the front elevation, fireplace and wall mounted radiator.

## Bedroom Three

13' x 9' 6" ( 3.96m x 2.90m )

Window to the front elevation, fireplace and wall mounted radiator. Built in cupboard.

## Family Bathroom

Suite comprising a bath with shower mixer taps, low level flush w.c, wash hand basin and tiled to splash back areas. Extractor fan, shaver point and wall mounted radiator. Recessed spotlight to ceiling and opaque window to the rear elevation.

## Outside

### Front Garden

Off road parking for several cars. Lawned area with pathway leading to front door. Two brick built outbuildings with power and light connected.

### Rear Garden

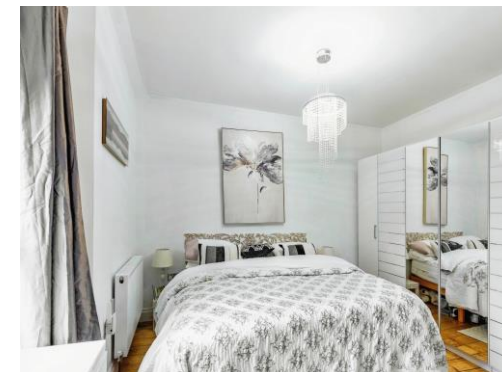
Mainly laid to lawn and enclosed via brick wall and fencing. Patio area, which is ideal for entertaining.

## Outside Storages

Two brick built outbuildings with power and light connected.

## Council Tax Band

C















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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