25 Grafton Road
Roade
NORTHAMPTON
NN7 2NQ

£349,995

- THREE DOUBLE BEDROOMS
- LARGE CORNER PLOT
- RECEPTION HALL
- OFF ROAD PARKING AND GARAGE
- WELL PRESENTED
- END OF TERRACE
- VILLAGE LOCATION
- TWO SHOWER ROOMS
- UPVC DOUBLE GLAZED
- ENERGY EFFICIENCY RATING: TBC

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Nestled in the charming village of Roade, Northampton, this delightful end-terrace house on Grafton Road offers a perfect blend of comfort and convenience. With three spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space.

The generous reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The house boasts large accommodation throughout, ensuring that every member of the household has room to relax and unwind.

One of the standout features of this property is its large corner plot, which not only enhances the outdoor space but also provides ample parking for up to five vehicles. This is a rare find in a village setting, making it an excellent choice for those with multiple cars or visitors.

Additionally, the property includes a well-designed outside home office, offering a peaceful retreat for remote work or study. This versatile space can also be adapted to suit your personal needs, whether it be a hobby room or a play area for children.

Living in Roade means enjoying the tranquillity of village life while still being within easy reach of local amenities and transport links. This older property combines character with modern living, making it a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this charming house your new home.

Ground Floor

Entrance Porch
Laminate flooring, UPVC double glazed window to front.

Reception Hall
11'2" x 8'6" (3.42 x 2.61)
Laminate flooring, stairs leading to first floor landing, radiator, window to front.

Lounge
16'1" x 11'1" (4.92 x 3.39)
Laminate flooring, feature fireplace, two UPVC double glazed windows to rear.

Kitchen/Dining Room
13'5" x 11'7" (4.09 x 3.54)
Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, range cooker space, plumbing for washing machine, walk in pantry, tiled flooring, radiator, UPVC double glazed window to front.

Rear Lobby
Tiled flooring, UPVC double glazed door to garden.

Shower Room
Suite comprising corner shower cubicle with shower unit above, hand wash basin, low level w.c, towel rail, tiled walls and flooring, UPVC double glazed window to rear.

First Floor

First Floor Landing
Built in storage cupboard, access to loft (loft ladder and part boarded), radiator, doors to:

Bedroom One
19'10" x 11'2" (6.05 x 3.41)
Laminate flooring, radiator, UPVC double glazed windows to front and rear.

Bedroom Two
11'7" x 10'0" (3.54 x 3.06)
Laminate flooring, radiator, UPVC double glazed window to front.

Bedroom Three
11'1" x 9'11" max (3.40 x 3.04 max)
Radiator, built in storage, UPVC double glazed window to rear.

Shower Room
Large shower comprising large walk in shower with shower unit above, hand wash basin, low level w.c, tiled walls, towel rail, storage cupboard, two UPVC double glazed windows to rear.

Externally

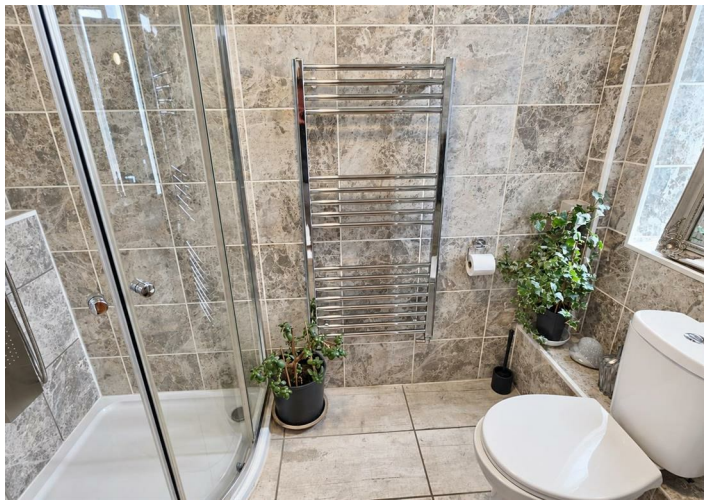
Front Garden
Large front and side gardens mainly laid to lawn, flower and shrub borders, mature plants, gravel and tarmac driveway to the side garden with off road parking, leading to single garage.

Garage
Single garage, up and over doors.

Home Office
11'6" x 12'10" (3.51 x 3.93)
Laminate flooring, power and lighting, windows to front, side and rear.

Rear Garden
Large rear gardens, paved patio, lawn, flower and shrub borders, mature plants and trees, timber shed with power and lighting, large storage shed, gated side access.

Agents Notes
West Northamptonshire Council Tax Band: TBC



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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.

25 GRAFTON ROAD

TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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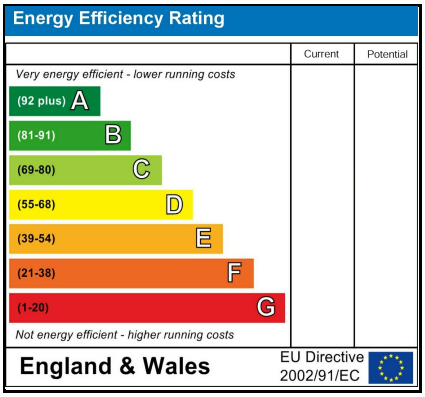

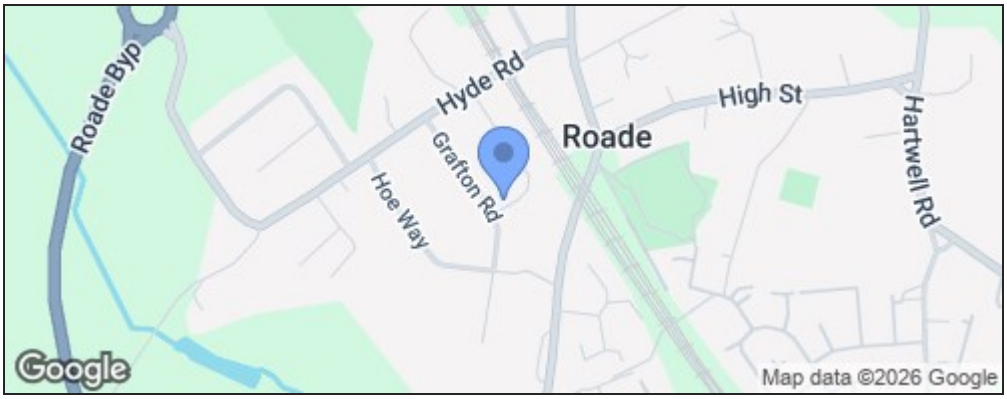

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