

27 Stratford Road, Roade, Northamptonshire, NN7 2GD

HOWKINS & HARRISON

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Roade,
Northamptonshire,
NN7 2GD

Guide Price: £475,000

Situated within the popular and well serviced village of Roade, this extended family home offers spacious and flexible accommodation. Extending to approximately 1,534 sq ft, the ground floor includes a generous sitting room, kitchen/dining room, utility room and cloakroom, complemented by an additional kitchen/sitting room and a shower room, with four bedrooms and two bathrooms on the first floor. Outside, the property further benefits from an enclosed rear garden, garage and driveway parking.

Features

- Village location
- Extended family home
- Open plan kitchen/dining room
- Sitting room
- Utility & cloakroom
- Additional kitchen/sitting room & shower room
- Four bedrooms & two bathrooms
- Enclosed rear garden
- Garage & driveway parking
- EPC rating: C







Location

The village of Roade lies 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 of the village. 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

The ground floor offers flexible living space, with an entrance hall leading to a generous sitting room, alongside an open plan kitchen/dining room. A utility room and cloakroom provide everyday practicality, while an additional spacious kitchen/sitting room with an adjoining shower room offers great annexe potential.

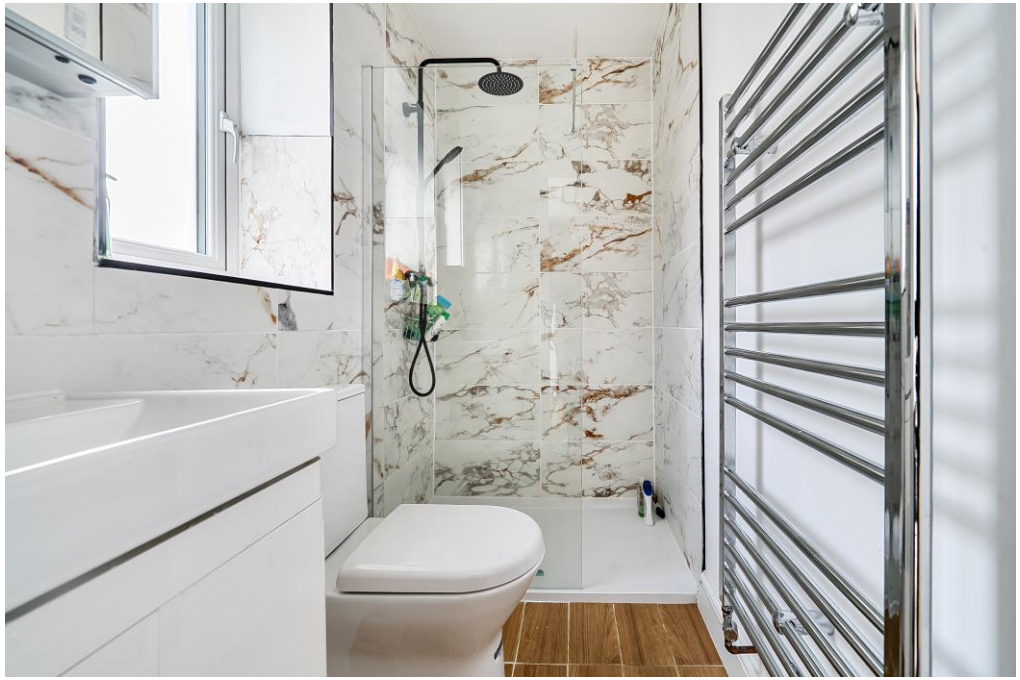
First Floor

The master bedroom benefits from an en-suite shower room and fitted wardrobes. There are three further spacious bedrooms, two also benefiting from fitted wardrobes, plus a family bathroom.











Outside

The property is conveniently situated within the village of Roade and sits behind an established shrub hedge with a front garden that is paved, with a gate leading to the rear garden. To the rear of the property the garden is fully enclosed and benefits from two large patio seating areas, with the remainder laid to lawn. A courtesy door leads into the rear of the single garage, with driveway parking beyond.

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 warrantied in any way.

Services

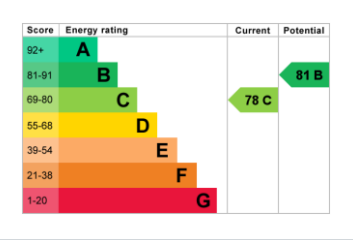
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

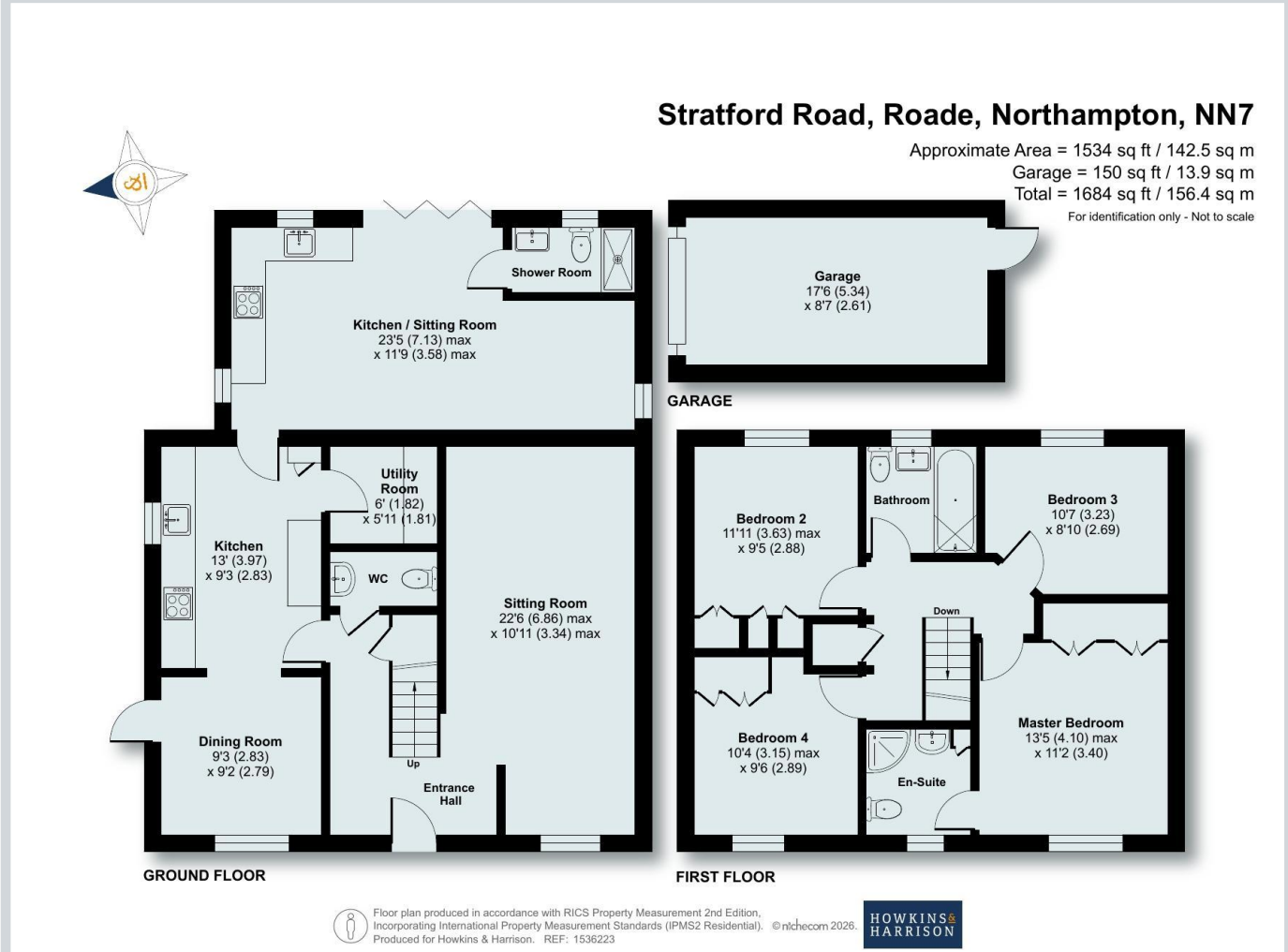
Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E





Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone	01327 353575
Email	property@howkinsandharrison.co.uk
Web	howkinsandharrison.co.uk
Facebook	HowkinsandHarrison
Twitter	HowkinsLLP
Instagram	HowkinsLLP

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.

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