

**30 The Leys
Roade
NORTHAMPTON
NN7 2NR**

£315,000



- SEMI DETACHED
- LOUNGE
- BASEMENT LEVEL
- UPVC DOUBLE GLAZED
- LARGE GARDENS

- THREE DOUBLE BEDROOMS
- DINING ROOM
- RECEPTION & UTILITY ROOMS
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING: TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated within the highly sought-after village of Roade, this spacious and versatile three-bedroom semi-detached family home offers generous accommodation arranged over three levels, together with a delightful and established rear garden.

The property provides an excellent balance of traditional living space and flexible accommodation, making it particularly appealing to growing families, those working from home or buyers seeking additional reception and entertaining areas.

The ground floor comprises a welcoming entrance hall, an impressive lounge extending to over 21 feet in length, a separate dining room and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

A particular feature of the property is the additional basement accommodation, which includes a further reception room, a useful utility room, a separate WC and a conservatory overlooking the rear garden. This versatile space offers considerable flexibility and could be utilised for a variety of purposes, including a home office, games room or additional family accommodation.

Externally, the property benefits from a neatly maintained front garden and a particularly attractive, generously sized rear garden, predominantly laid to lawn with mature trees, established planting and a raised decked seating area, providing an ideal setting for outdoor entertaining and family enjoyment.

Roade is a popular Northamptonshire village offering a range of local amenities, schooling and convenient access to Northampton, Milton Keynes and the M1 motorway.

Early viewing is highly recommended to fully appreciate the size, character and versatility of this delightful village home.

Ground Floor

Entrance Hall

Entered via the front entrance door into a welcoming hallway with stairs down to the basement accommodation and doors leading to the principal ground-floor rooms.

Lounge

21'7" x 10'6" (6.60 x 3.21)

An impressive and particularly spacious reception room extending to over 21 feet in length, enjoying plenty of natural light from windows overlooking both the front and rear aspects. The room provides ample space for a variety of lounge furniture and benefits from an attractive fireplace forming a focal point, creating a comfortable and inviting environment for relaxing and entertaining.

Dining Room

10'4" x 10'3" (3.17 x 3.13)

A separate and well-proportioned dining room featuring a window overlooking the front garden. Offering ample space for a family dining table and accompanying furniture, this attractive room provides an ideal setting for both everyday family meals and more formal entertaining.

Kitchen

11'2" x 10'3" (3.42 x 3.13)

Fitted with a range of white base and wall-mounted storage cupboards complemented by contrasting wood-effect work surfaces and tiled splashbacks. The kitchen incorporates a sink unit positioned beneath a window overlooking the rear aspect, together with space for a range-style cooker and additional appliances. Tiled flooring and access to the staircase leading down to the basement accommodation.

First Floor

First Floor Landing

Stairs rise from the kitchen to the first-floor landing, providing access to all three bedrooms and the family bathroom.

Bedroom One

13'7" x 10'6" (4.16 x 3.21)

A generous double bedroom enjoying natural light through a window overlooking the front aspect. The room offers ample space for a double bed, wardrobes and additional bedroom furniture, providing comfortable principal bedroom accommodation.

Bedroom Two

13'6" x 10'4" (4.14 x 3.17)

Another spacious double bedroom with a window to the front aspect. Offering excellent proportions and flexibility for a variety of bedroom furniture, this room provides ideal accommodation for family members or visiting guests.

Bedroom Three

11'2" x 10'3" (3.42 x 3.13)

A further generously proportioned bedroom enjoying views over the rear garden. Suitable for use as a bedroom, guest room, nursery or home office, this versatile space offers additional flexibility to suit individual requirements.

Bathroom

A spacious family bathroom fitted with a modern white suite comprising a curved corner bath with mixer taps, a separate curved shower enclosure with glazed screening, a pedestal wash hand basin and a low-level WC. Complementary wall tiling, wood-effect flooring and a window providing natural light.

Basement Level

Utility Room

Toilet

Conveniently located on the basement level and providing additional facilities for the lower-ground-floor accommodation.

Reception/Study

13'10" x 11'2" max (4.22 x 3.42 max)

A versatile additional reception room featuring an exposed brick chimney breast which provides an attractive focal point. This generous space could serve a variety of purposes, including a home office, television room, games room, hobby room or additional family sitting room.

Conservatory

9'10" x 7'6" (3.00 x 2.30)

Positioned to the rear of the property and enjoying an outlook across the garden, the conservatory offers an additional space in which to relax and enjoy the surrounding greenery. Access to the rear garden makes this an appealing area during the warmer months.

Externally

Front Garden

Rear Garden

A particular highlight of this lovely family home is the generously sized and established rear garden, offering a wonderful outdoor space with a pleasant degree of privacy.

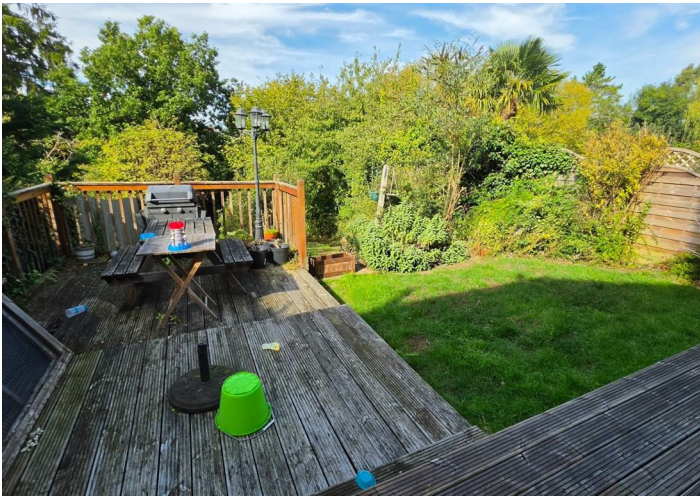
The garden is predominantly laid to lawn and complemented by a variety of mature trees, established shrubs and planted borders, creating an attractive green setting.

A raised timber decked seating area provides an excellent space for outdoor dining, barbecues and entertaining, while the extensive lawn offers plenty of room for children to play or for keen gardeners to enjoy.

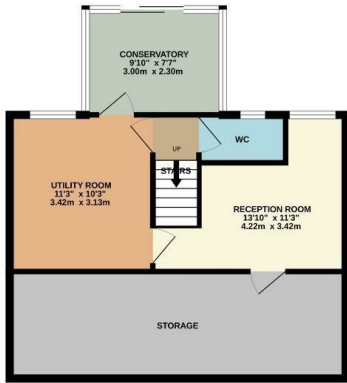
The mature planting and generous proportions make this a particularly appealing feature of the property.

Agents Notes

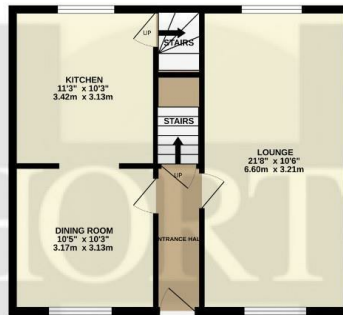




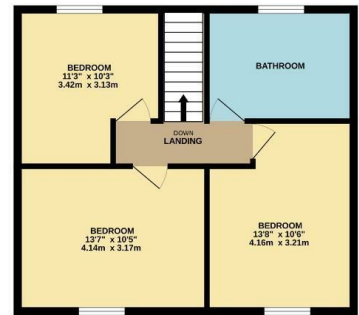
BASEMENT
530 sq.ft. (49.3 sq.m.) approx.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.

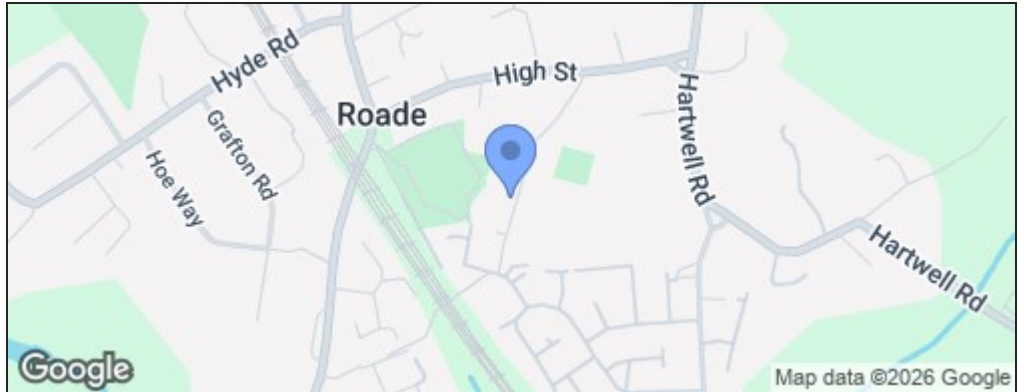


TOTAL FLOOR AREA: 1574 sq.ft. (146.3 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.