



38 Stratford Road, Roade, Northamptonshire, NN7 2NJ

HOWKINS &
HARRISON

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Northamptonshire, NN7 2NJ

Offer in Excess of: £500,000

A substantial detached family home, presented in excellent condition and conveniently situated within the sought-after village of Roade. The accommodation includes a spacious kitchen/dining room, utility and cloakroom, sitting room, three double bedrooms and a family bathroom. Outside, the property further benefits from ample driveway parking, a landscaped rear garden, plus a garage, storeroom, and an outbuilding.

Features

- Detached home
- Kitchen/dining room
- Sitting room
- Utility and cloakroom
- Three double bedrooms
- Family bathroom
- Plentiful driveway parking
- Landscaped rear garden
- Garage, storeroom and outbuilding
- Energy rating D



Location

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.

The village itself supports many clubs and activities for both young and old, with a library, a thriving football club, bowls club and croquet club. The secondary school also offers a swim and gym membership.



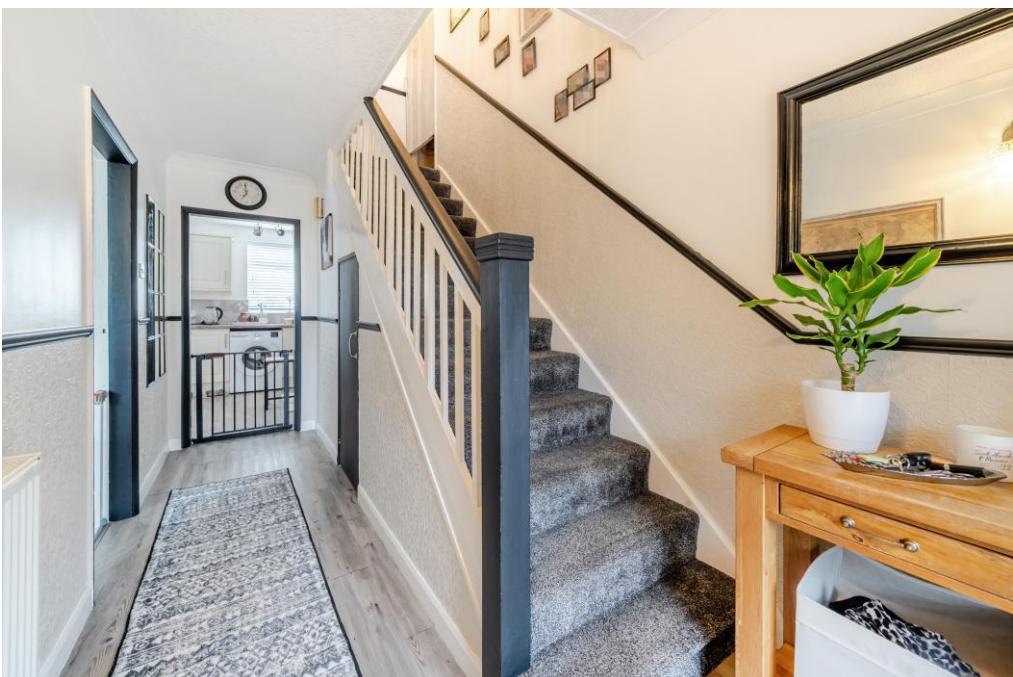
Ground Floor

Entrance porch and hallway, with stairs rising to the first floor and a doorway to the sitting room, complete with a wood burning stove. The kitchen/dining room benefits from a range of fitted units, and patio doors leading to the rear. There is a separate utility area with a cloakroom and storeroom, with an integral door to the garage.

First Floor

There are three spacious double bedrooms, one with fitted wardrobes, and a four-piece family bathroom.





Outside

The property is approached by a block paved driveway offering ample parking and access to the garage. To one side, a gate leads to the rear garden.

To the rear, the generous garden has been thoughtfully landscaped, mostly laid to lawn with shrubs, well stocked borders and a large patio seating area. A footpath leads to the bottom of the garden, with a further covered seating area, a greenhouse and useful outbuilding.



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 warranted in any way.

Services

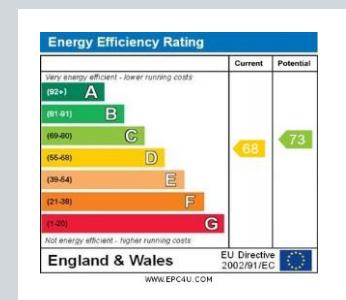
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel: 0300-1267000.

Council Tax Band - D



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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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