

**76 Northampton Road
Roade
NORTHAMPTON
NN7 2PF**

Guide Price £375,000



- **THREE DOUBLE BEDROOMS**
- **COUNTRYSIDE VIEWS**
- **GARAGE**
- **VILLAGE LOCATION**
- **LARGE KITCHEN/BREAKFAST ROOM**

- **EXTENDED SEMI DETACHED DORMA BUNGALOW**
- **LARGE REAR GARDEN**
- **GAS RADIATOR HEATING**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on Northampton Road in the charming village of Roade, this delightful semi-detached Dorma bungalow offers a perfect blend of comfort and countryside charm. With its older character, the property boasts a warm and inviting atmosphere, making it an ideal family home or a peaceful retreat.

The bungalow features two spacious reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms ensure that there is plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in such a desirable location. The large gardens surrounding the bungalow offer a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

Moreover, the views over the open fields to the rear create a picturesque backdrop, enhancing the tranquil setting of this home. The extension adds further versatility to the living space, allowing for a variety of uses to suit your lifestyle.

In summary, this semi-detached bungalow on Northampton Road is a unique opportunity to own a property that combines spacious living with beautiful outdoor views. It is perfect for those seeking a peaceful life in a friendly community, while still being within easy reach of local amenities. Don't miss the chance to make this charming bungalow your new home.

Ground Floor

Entrance Hall

Stairs leading to first floor, radiator, UPVC double glazed window to front, doors to:

Lounge

20'0" x 18'3" max (6.11 x 5.57 max)

L-shaped lounge, radiator, UPVC double glazed window and French doors to rear, doors to:

Dining Room

13'11" x 10'2" (4.26 x 3.10)

Laminated flooring, radiator, french doors to lounge.

Kitchen/Breakfast Room

20'1" x 9'7" (6.14 x 2.94)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in integral dishwasher, fridge and freezer, range cooker point, breakfast bar, UPVC double glazed windows to front and rear, UPVC door to side.

Utility

18'4" x 4'3" (5.61 x 1.30)

UPVC constructed, floor standing units with worktops above, UPVC door to rear,

Bedroom One

16'10" into bay x 10'0" (5.15 into bay x 3.06)

Radiator, UPVC double glazed bay window to front.

Shower Room

Suite comprising double shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash areas, heated towel rail, UPVC double glazed window to side.

Toilet

Low level w.c, hand wash basin, radiator, UPVC double glazed window to side.

First Floor**First Floor Landing**

UPVC double glazed window to side, door to:

Bedroom Two

16'5" x 9'2" (5.02 x 2.81)

Fitted wardrobes, radiator, UPVC double glazed window to rear with view over open countryside.

Bedroom Three

12'11" x 9'8" (3.96 x 2.96)

Radiator, UPVC double glazed window to front.

Externally**Front Garden**

Mainly block paved with off road parking, flower and shrub borders.

Rear Garden

Paved patio area, large area laid to lawn, secondary paved patio area to rear of garden, timber fencing, flower and shrub borders, mature plants and trees, large timber shed, side garden which is block paved.

Garage

Single detached garage with barn doors, access via service road, concrete drive with further off road parking

Agents Notes

West Northampton Council Tax Band: D

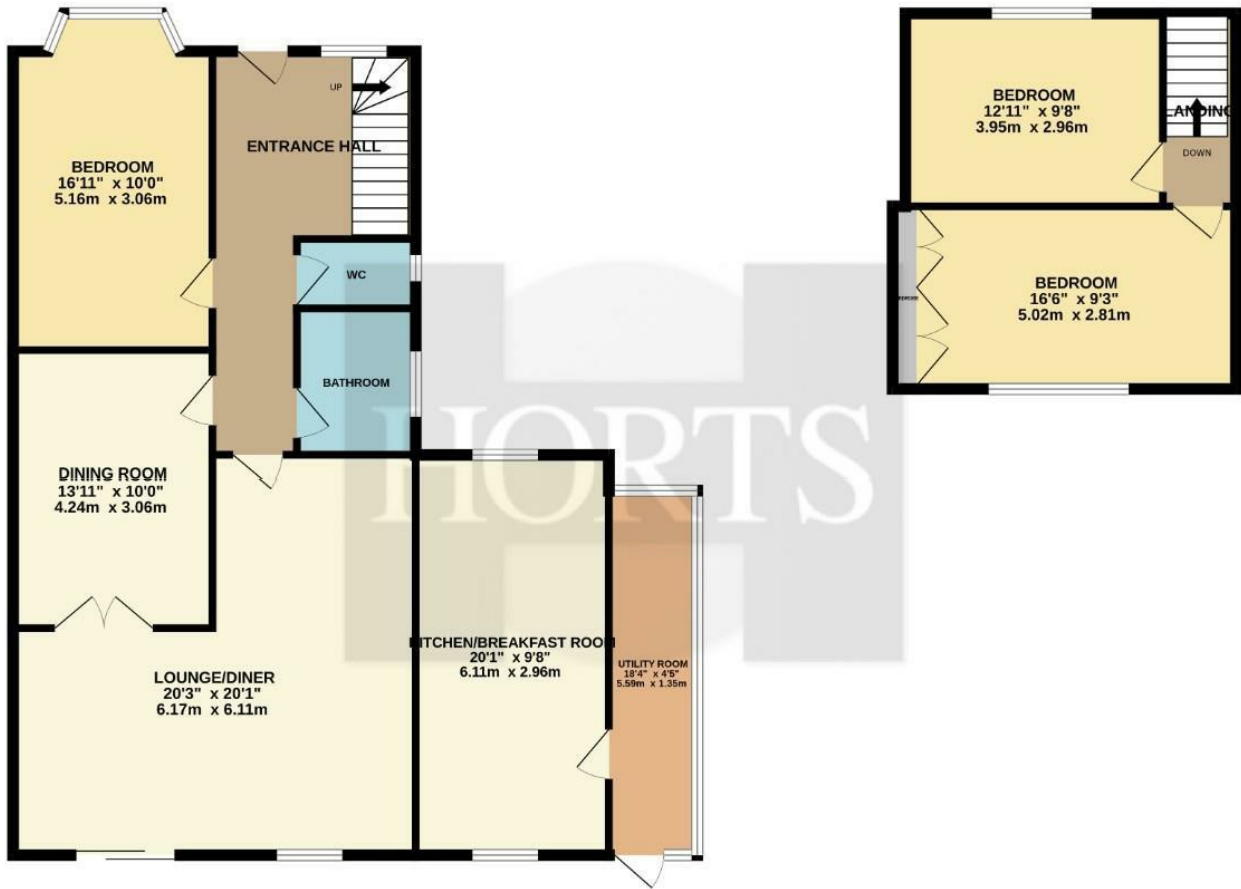






GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 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.