

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

**£349,995**



- SEMI DETACHED BUNGALOW
- UPVC DOUBLE GLAZED
- CONSERVATORY
- CORNER PLOT WITH FIELD VIEWS
- NO CHAIN

- THREE BEDROOMS
- VILLAGE LOCATION
- LARGE SINGLE GARAGE
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING: D

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Nestled on Northampton Road in the charming village of Roade, this delightful extended semi-detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts open plan living providing ample space for relaxation and entertaining.

One of the standout features of this bungalow is the recently refitted kitchen, which combines style and functionality, making it a joy to cook and gather with loved ones. The property has also been enhanced with newly fitted UPVC windows, ensuring energy efficiency and a bright, airy atmosphere throughout.

Set on a generous corner plot, this home benefits from parking for up to six vehicles, making it convenient for families or guests. The large garage offers additional storage or workshop space, catering to various needs.

The views from the property are simply stunning, overlooking open countryside that provides a serene backdrop to daily life. This older bungalow, with its character and charm, is a rare find in such a desirable location. Whether you are looking to settle down in a tranquil village or seeking a property with potential for further enhancement, this bungalow on Northampton Road is not to be missed.

#### **Entrance Hall**

Single panelled radiator, access to loft, door to:

#### **Kitchen/Lounge/Dining Room**

20'8" max x 18'6" max (6.30m max x 5.64m max)

L-shaped, TV point, wall radiator, UPVC double glazed window and patio doors to side and rear.

#### **Kitchen Area**

Recently re-fitted kitchen comprising sink unit with base unit under, a range of base cupboards with worktops above, eye level cupboards, built in electric hob, built in electric double oven, plumbing for washing machine, wall mounted gas fired boiler, uPVC double glazed windows to front and side, double glazed door to conservatory.

#### **Conservatory**

12'5" x 11'6" (3.79 x 3.52)

UPVC construction over brick built dwarf wall, UPVC double glazed window to two sides, French door out to garden, tiled flooring, double panelled radiator, door to side.

#### **Bedroom One**

17'3" x 9'10" (5.27 x 3.02)

Currently being used as dining room, single panelled radiator, coving to ceiling, uPVC double glazed window to front.

#### **Bedroom Two**

14'0" x 9'11" (4.29 x 3.03)

Radiator, uPVC double glazed window to rear.

#### **Bedroom Three**

8'11" x 8'0" (2.72 x 2.44)

Radiator, uPVC double glazed window to front.

**Shower Room**

Suite comprising tiled corner shower cubicle with shower unit over, pedestal hand wash basin, low level w.c, fully tiled walls, heated towel rail, wall mounted electric heater, uPVC double glazed window to side.

**Garage**

Large single garage with up and over door and power and lighting connected.

**Front garden**

Large front garden comprising block paved driveway leading to garage and off road parking for 6 plus cars. Large area laid to lawn, shrub borders and surrounded by hedge.

**Rear Garden**

Paved patio area leading to lawn, surrounded by hedge with timber shed to side garden, timber side gate. Timber shed to side.

**Agents Notes**

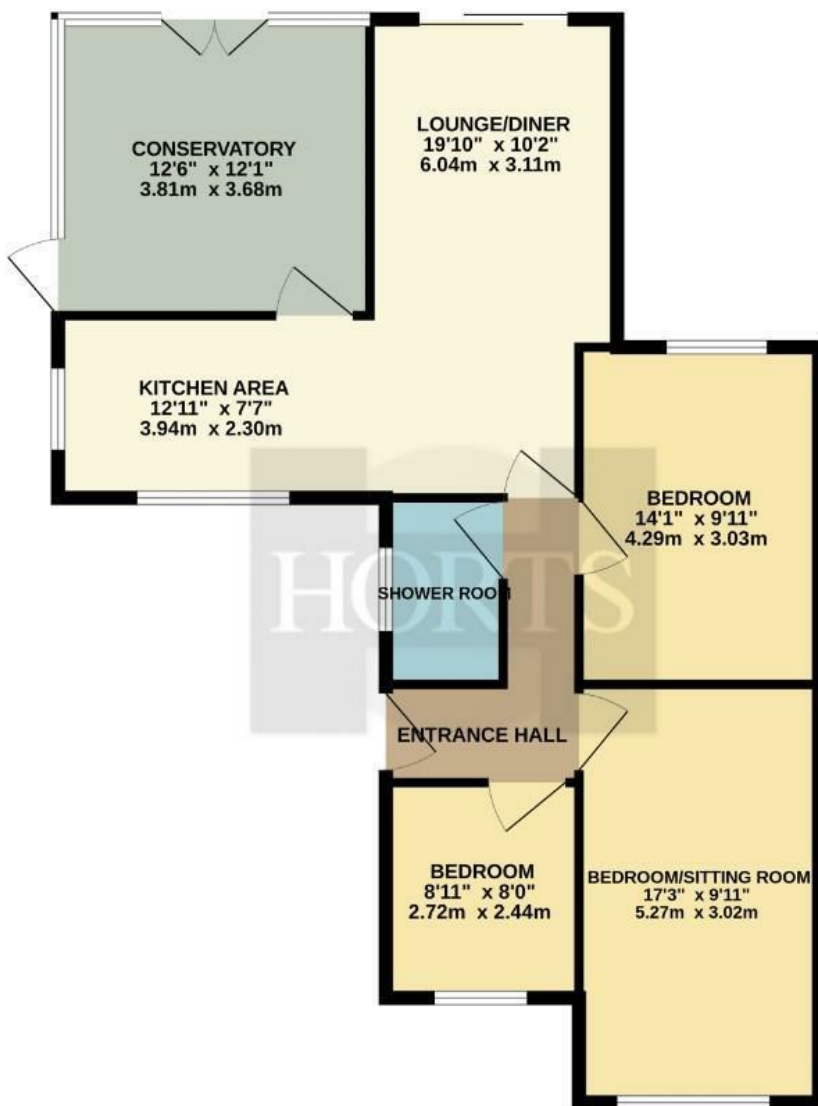
West Northamptonshire Council Tax Band: TBC







GROUND FLOOR  
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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