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Church Croft, Roade  
Northampton  
Northamptonshire, NN7 2PG  
**£300,000** Semi Detached



Department: Sales

Tenure: Freehold



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RECENTLY RENOVATED CHALET STYLE HOME, SITUATED IN THE POPULAR VILLAGE OF ROADE, WELL SERVED WITH AMENITIES.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM
- BATHROOM
- BEDROOM/OFFICE

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#### FIRST FLOOR

- BEDROOM
- BEDROOM

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#### OUTSIDE

- FRONT GARDEN
  - GARAGE
  - REAR GARDEN
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## THE PROPERTY

This beautifully presented property has recently undergone extensive renovations, offering a stylish and modern living environment throughout. A brand-new kitchen has been thoughtfully installed, complemented by significant upgrades across the home to ensure both comfort and practicality.

Externally, the property benefits from low-maintenance uPVC-clad fascias and soffits, while double glazing enhances energy efficiency and natural light. Gas central heating, powered by a combination boiler, provides reliable and efficient warmth year-round.

A welcoming entrance hall provides access to all principal ground floor rooms, including a generously proportioned 'L'-shaped lounge. The dining room enjoys an open aspect into the kitchen. Bedroom three and the family bathroom are also conveniently located on the ground floor.

Upstairs, the first-floor landing leads to two further spacious double bedrooms, both offering comfortable and well-balanced accommodation.

Outside, the property is complemented by a front garden with side access leading to an attractive, enclosed rear garden, providing a pleasant and private outdoor setting. In addition, there is a separate garage and driveway, accessed from Orchard Close, offering ample parking and storage solutions.

EPC Rating: C. Council Tax Band: C





## MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

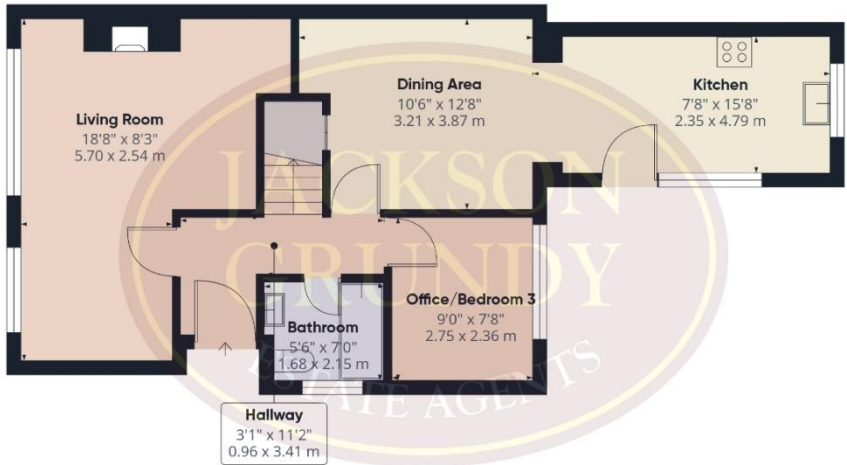
Accessed via the A508 which links Northampton and Milton Keynes, Roade village is just 2 miles south of M1 J15. Much of the village's history can be attributed to the advent of the railway in the 19th Century, which saw local men and boys help to construct a cutting, line and station in the village. Completed in 1838 the station was unfortunately closed in 1964 though the West Coast Main Line continues to operate through the cutting. Today, this popular village has sought after primary and secondary schools as well as numerous facilities to include a medical centre, post office, library, newsagent, public houses, restaurants, estate agent, garages, Methodist and Anglican churches. A variety of regular bus services operate through the village mainly to Northampton and Milton Keynes, both of which offer mainline train services to London as part of their timetables.

## AGENTS NOTES

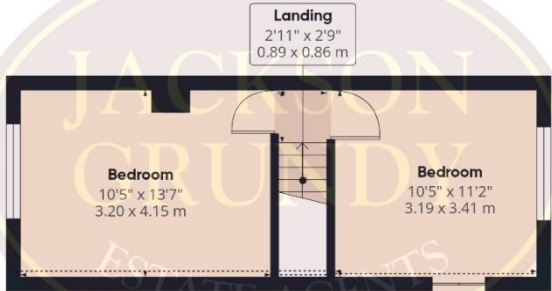
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



**Approximate total area<sup>(1)</sup>**  
898 ft<sup>2</sup>  
83.4 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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