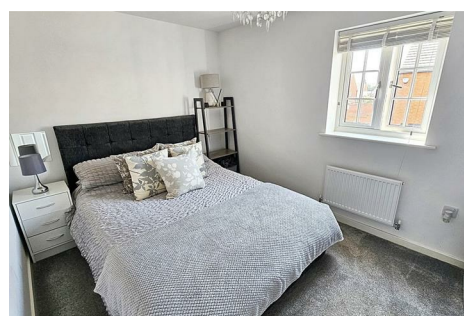


**36 Simplex Way
Roade
NORTHAMPTON
NN7 2QR
£279,995**



- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **SOUTH FACING RERA GARDENS**
- **LOCAL VILLAGE AMENITIES**

- **SEMI DETACHED**
- **UPVC DOUBLE GLAZED**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, Northampton, this modern semi-detached house on Simplex Way offers a delightful blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a contemporary bathroom, designed with modern fixtures to cater to your daily needs. The property also boasts parking for two vehicles, ensuring that you and your guests have ample space for vehicles.

Living in Roade means enjoying the tranquillity of village life while still being within easy reach of local amenities and transport links. This location offers a perfect balance of rural charm and accessibility, making it an excellent choice for those looking to settle in a peaceful community.

This semi-detached house is not just a home; it is a lifestyle choice, offering a comfortable living space in a picturesque setting. Whether you are a first-time buyer or looking to relocate, this property is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this lovely house your new home.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, vinyl flooring, radiator, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, vinyl flooring, radiator, tiled splash areas.

Lounge

14'6" x 14'8" (4.44 x 4.48)

TV point, radiator, understairs storage cupboard, UPVC double glazed French doors out to garden.

Kitchen

7'10" x 9'10" (2.40 x 3.00)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, wall mounted gas fired boiler, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, tiled flooring, UPVC double glazed window to front.

First Floor

Landing

Loft access, doors to:

Bedroom One

14'9" x 8'7" (4.50 x 2.62)

Radiator, UPVC double glazed window to front.

Bedroom Two

8'9" x 7'10" (2.69 x 2.39)

Radiator, UPVC double glazed window to rear.

Bedroom Three

8'10" x 6'6" (2.71 x 2.00)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, radiator, tiled splash areas, UPVC double glazed window to side.

Externally**Front Garden**

Small privet hedge, paved pathway leading to front door. gravel and bark beds, tarmac driveway to the side of the property providing off road parking.

Rear Garden

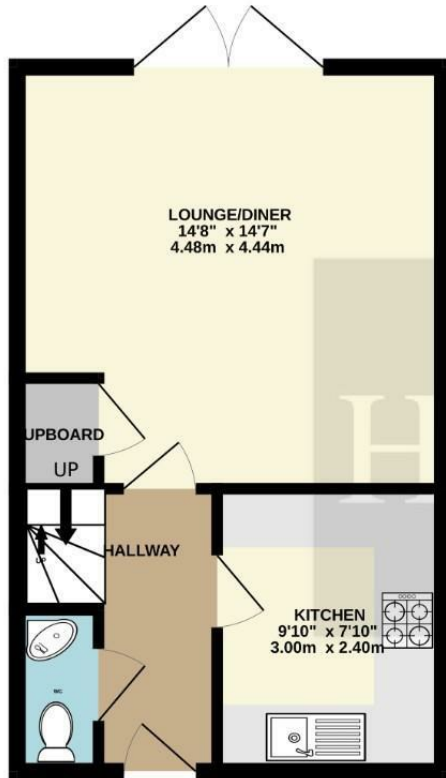
Paved patio leading to lawn, raised flower beds, timber shed, gated side access.

Agents Notes

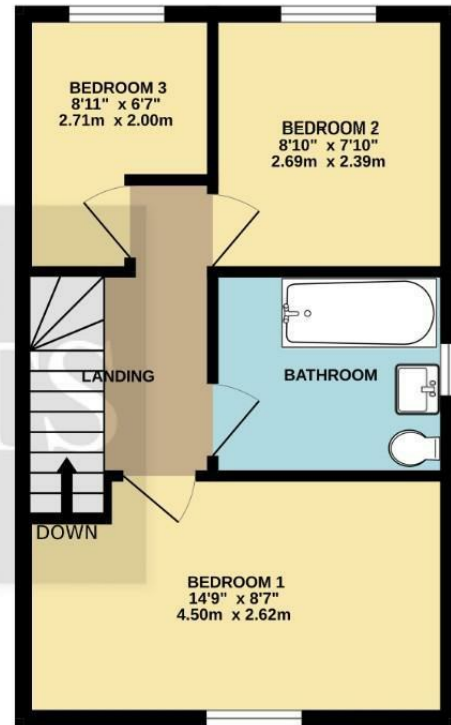
Council Tax Band: C



GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



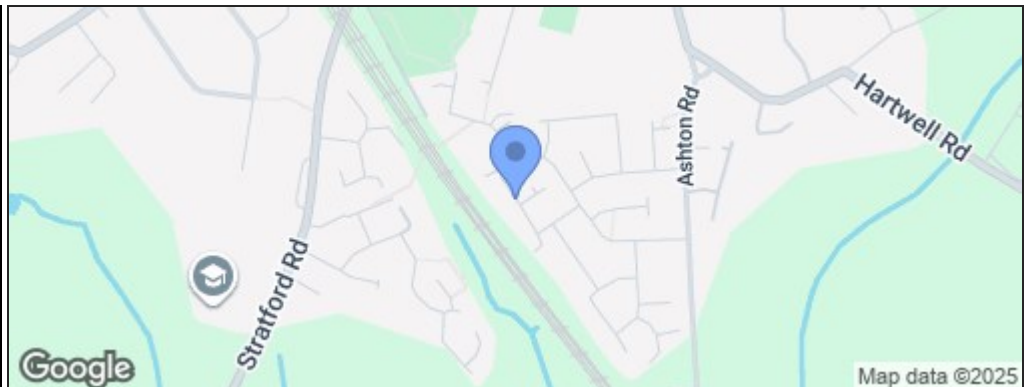
1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.5 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		97
(81-91) B	84	
(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	



Disclaimer

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.