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# Cripps Road, Roade, Northampton, NN7 2LJ

£375,000 Detached

3 2 1



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over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

IMPRESSIVE DETACHED HOME. Viewing comes highly recommended on this attractive, bay fronted, detached house located on a modern development in the desirable village of Roade with many local amenities

## Features & Utilities

- ✓ South Northants Village
- ✓ Spacious Detached Design
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Three Bedrooms & Two Bathrooms
- ✓ Driveway & Garage
- ✓ Highly Recommended

# Property Overview

IMPRESSIVE DETACHED HOME. Viewing comes highly recommended on this attractive, bay fronted, detached house located on a modern development in the desirable village of Roade with many local amenities. Further benefits include EV charging point, gas central heating to radiators and uPVC double-glazing. Accommodation offers an entrance hall with cloakroom/WC, dual aspect lounge with bay window, good-sized contemporary kitchen//dining room with adjoining utility room, first floor landing, three bedrooms (main bedroom with en-suite shower) and a family bathroom. Outside, the property is set back from the roadside behind ornate railings, with a driveway extending to the side leading to the garage, and a gate to an enclosed, rear garden with patio and lawned area. EPC Rating: C. Council Tax Band: C

## HALLWAY

Composite entrance door with frosted glass. Radiator. Staircase rising to first floor landing.

## WC

Low level WC and pedestal wash hand basin. Tiling to splash back areas.

## LOUNGE 5.06m x 3.09m (16'7 x 10'2)

Bay window to front elevation. uPVC double glazed window to rear elevation. Radiator.

## KITCHEN 5.18m x 2.81m (17'0 x 9'3)

uPVC double glazed window to front elevation. uPVC double glazed French doors to rear elevation. Wall and base units with square edge work surfaces. Four ring hob, electric oven and extractor. Stainless steel sink and drainer. Built in fridge/freezer. Built in dishwasher. Spotlights.

## UTILITY ROOM 1.76m x 1.76m (5'9 x 5'9)

## FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Access to loft space. Storage cupboard.

## BEDROOM ONE 3.15m x 3.02m (10'4 x 9'11)

uPVC double glazed window to front elevation. Radiator. Double cupboard. Door to:

### **EN-SUITE 1.59m x 1.51m (5'3 x 4'11)**

Suite comprising level WC, pedestal wash hand basin and panelled bath with mixer tap. Shaver point. Extractor.

### **BEDROOM TWO 2.49m x 3.18m (8'2 x 10'5)**

uPVC double glazed window to front elevation. Radiator.

### **BEDROOM THREE 2.55m x 2.13m (8'4 x 7'0)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM 1.87m x 1.99m (6'2 x 6'6)**

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap. Tiling to splash back areas. Shaver point. Extractor.

### **OUTSIDE**

#### **FRONT GARDEN**

Path to front door. Pebble borders. Iron gate and fence. Driveway to garage.

#### **GARAGE**

Pitched roof. Power and light.

#### **REAR GARDEN**

Patio area. Lawn. Gated side access.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Yes

Primary Heating Type – Gas

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **GREEN AREA CONTRIBUTION CHARGE**

GREENBELT charge £150 pa.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

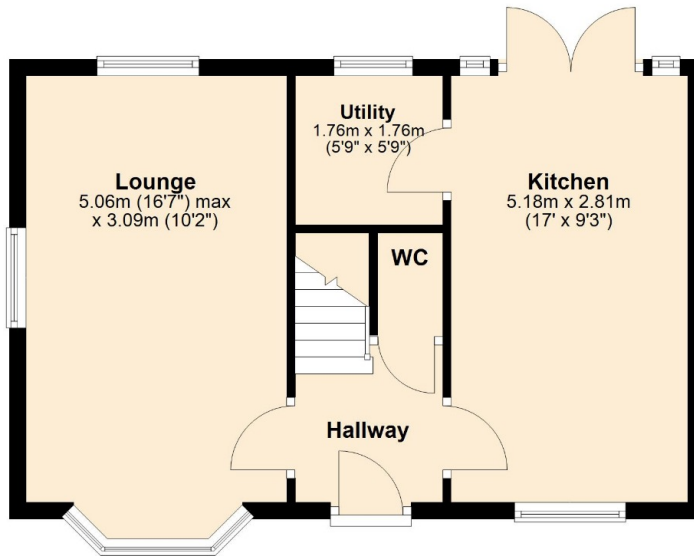
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

# Floorplan

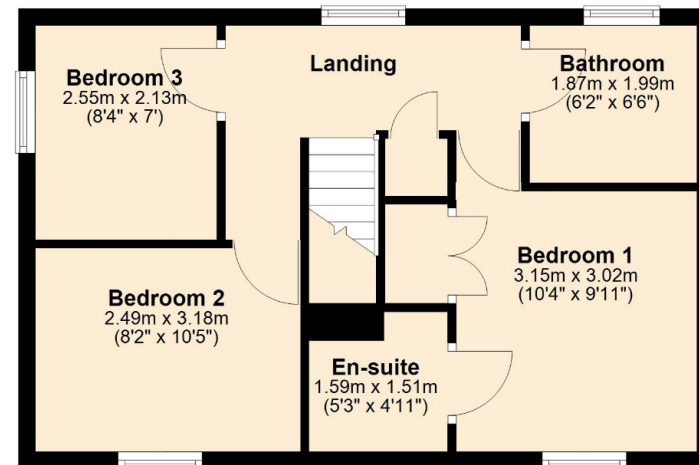
## Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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