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# Pianoforte Road, Roade, Northampton, NN7 2QN

£330,000 Semi-Detached

3 2 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

SOUTH FACING GARDEN. Jackson Grundy is pleased to offer to the market this attractive, stone faced, semi-detached house located on a modern development in the desirable village of Roade with many local amenities.

## Features & Utilities

- ✓ Popular Village Location
- ✓ Attractive Stone Faced Design
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Three Bedrooms & Two Bathrooms
- ✓ Driveway & Garage
- ✓ Highly Recommended

## Property Overview

SOUTH FACING GARDEN. Jackson Grundy is pleased to offer to the market this attractive, stone faced, semi-detached house located on a modern development in the desirable village of Roade with many local amenities. Further benefits include gas central heating to radiators, uPVC double-glazing, EV car charger point and a driveway leading to a single garage. Accommodation offers an entrance hall with downstairs WC and deep storage cupboard for shoes/coats etc, good-sized contemporary kitchen//diner with French doors to garden, separate lounge, first floor landing, three bedrooms (master 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 garage and a gate to an enclosed, southerly facing, rear garden with full width patio and steps down to lawned garden with planters. Viewing is highly recommended.

### HALL

Staircase rising to first floor landing with cupboard under. Amtico wood effect flooring. Storage cupboard. Radiator.

### WC

Low level WC and pedestal wash hand basin. Radiator. Amtico wood effect flooring.

### LOUNGE 4.04m x 2.93m (13'3 x 9'7)

Double glazed windows to side and front elevations. Radiator. Chimney breast and low level cupboard and shelving to one alcove. Coving. Continuation of Amtico wood effect flooring.

### KITCHEN/DINING ROOM 3.79m x 5.99m (12'5 x 19'8)

Double glazed window to rear elevation. Wall and base units. Work surfaces. Single drainer stainless steel sink with mixer tap. Space for upright fridge/freezer. Double glazed French doors to garden. Radiator. Continuation of Amtico wood effect flooring.

### FIRST FLOOR LANDING

Deep airing cupboard. Radiator. Access to loft space.

### BEDROOM ONE 3.66m x 3.04m (12'0 x 10'0)

Double glazed windows to front and side elevations. Radiator. Useful recess for wardrobes.

### EN-SUITE

Obscure double glazed window to front elevation. Radiator. Suite comprising tiled shower cubicle, tiled shower cubicle and wash hand basin and tiled counter top. Tiled floor. Extractor fan.

### BEDROOM TWO 2.97m x 2.74m (9'9 x 9'9)

Double glazed window to rear elevation. Radiator.

### BEDROOM THREE 1.96m x 3.20m (6'5 x 10'6)

Double glazed window to rear elevation. Radiator.

### BATHROOM

Suite comprising panelled bath, pedestal wash hand basin and low level WC. Extractor fan.

### OUTSIDE

### FRONT GARDEN

Open plan and laid to lawn. Ornate ball tipped railings. Driveway extends to the side of the house providing off road parking with side gate and EC charger.

### REAR GARDEN

Large full width patio and steps down to lawn and flowers. Enjoying a southerly aspect.

### GARAGE

Single garage with up and over door. Courtesy door to garden.

### 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 Radiators

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

### **DRAFT DETAILS**

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

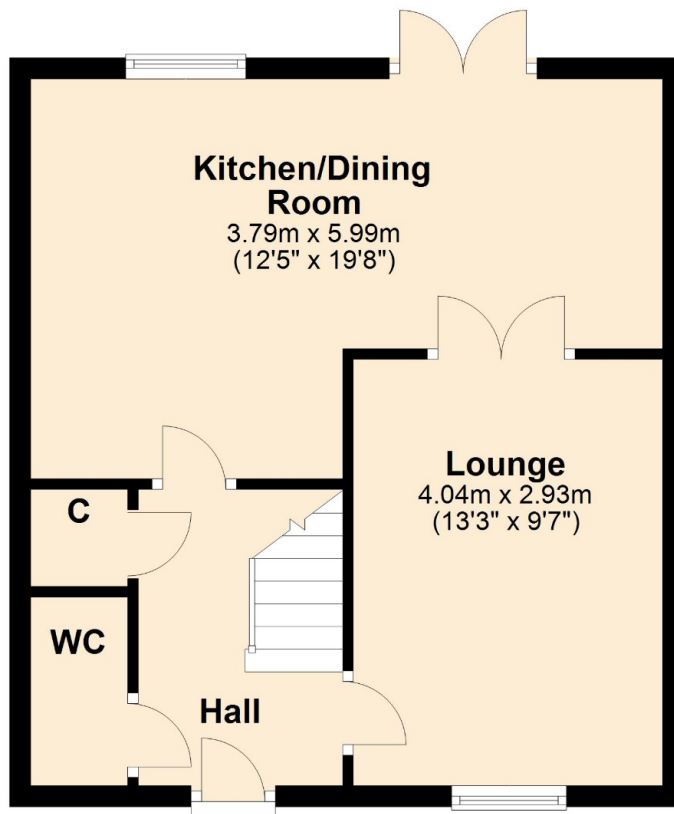
### **AGENTS NOTES**

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

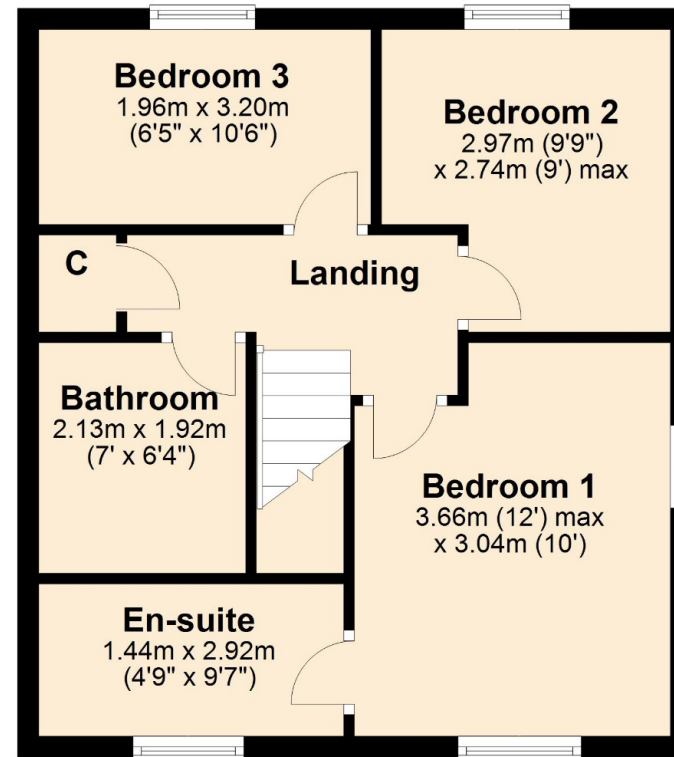
## Ground Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 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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