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Plating Way, Roade, NN72QP

£369,995 Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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Property Summary

ATTRACTIVE VILLAGE HOUSE. Jackson Grundy is pleased to offer to the market this attractive, stone faced, 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 Central Heating
- ✓ Double Glazing
- ✓ Three Bedrooms
- ✓ Two Bathrooms
- ✓ Driveway & Garage
- ✓ Highly Recommended



Property Overview

ATTRACTIVE VILLAGE HOUSE. Jackson Grundy is pleased to offer to the market this attractive, stone faced, 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, and a private driveway leading to a single garage. Accommodation offers an entrance hall, good-sized contemporary kitchen//diner with adjoining utility room and WC, separate lounge with French doors in picture window to garden, first floor landing, three bedrooms (master with en-suite shower and dressing area) and a family bathroom, Outside the property is set back from the roadside behind low level brick wall with a private driveway extending to the garage and a gate to an enclosed, rear garden with patio and lawned area. A nicely kept home and viewing comes highly recommended. The property was sold new by Persimmon Homes with a 999 year lease with the option to buy the freehold at anytime. Annual ground rent £150. Communal area charge to Greenbelt £150pa EPC Rating: B. Council Tax Band: D

ENTRANCE HALL

Composite double glazed entrance door. LVT wood effect flooring. Radiator. Staircase rising to first floor landing.

LOUNGE 5.59m x 3.12m (18'4" x 10'3")

Double glazed window to front elevation. Double glazed French doors to rear elevation. LVT wood effect flooring. Two radiators.

KITCHEN/DINING ROOM 5.59m x 2.92m (18'4" x 9'7")

A lovely dual aspect room with double glazed windows to front and rear elevations. Two radiators. Wall and base units. Work surfaces. Single drainer stainless steel sink and drainer. Built in gas hob, electric oven and extractor. Built in dishwasher and fridge/freezer. Space for table and chairs. LVT wood effect flooring.

UTILITY

Double glazed composite door to garden. Radiator. Work top and space for two appliances under. Cupboard housing gas fired boiler. Continuation of LVT wood effect flooring. Tiling to dado height.

WC

Suite comprising low level WC and wash hand basin. Radiator. Extractor. Continuation of LVT wood effect flooring.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Radiator. Access to loft space. Airing cupboard.

BEDROOM ONE 5.59m x 3.17m (18'4" x 10'5")

Double glazed windows to front and rear elevations. Radiator. Built in wardrobes in dressing area. Door to:

ENSUITE

Chrome ladder style radiator. Suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. Extractor fan. LED lighting.

BEDROOM TWO 3.20m x 2.54m (10'6" x 8'4")

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.29m x 2.79m (7'6" x 9'2")

Double glazed window to rear elevation. Radiator.

BATHROOM

Obscure double glazed window to front elevation. Chrome ladder style radiator. Suite comprising panelled bath with shower, pedestal wash hand basin and low level WC. Extractor fan.

OUTSIDE

FRONT GARDEN

Low level wall at boundary. Slate chippings. Driveway extending to the side providing off road parking and side gate to garden.

REAR GARDEN

Paved and lawned. Enclosed by fencing. Outside power point. Outside tap and lighting.

GARAGE

Up and over door. Power and light.

DRAFT DETAILS

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

LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge – N/A
Review Date – N/A
Ground Rent: £150.00 PA
Length of Lease: 999 years remaining on lease since 2017.
This information would need to be verified by your chosen legal representative

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – Parking, Off-street, Driveway, 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

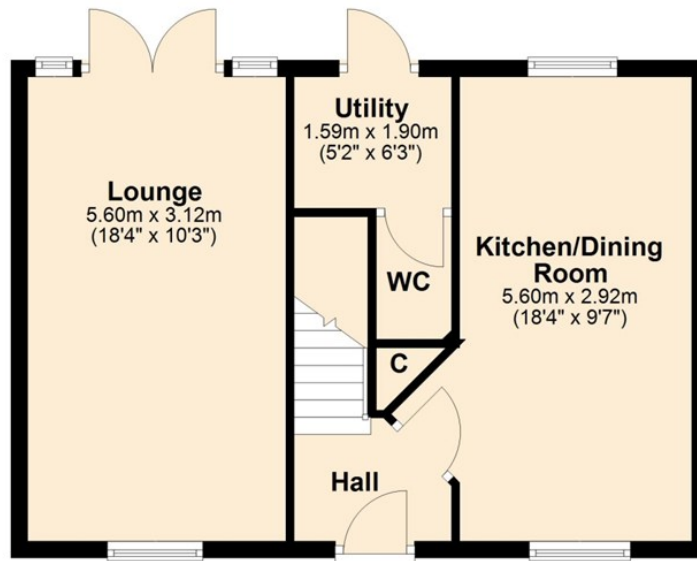
AGENTS NOTES

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 marketing 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

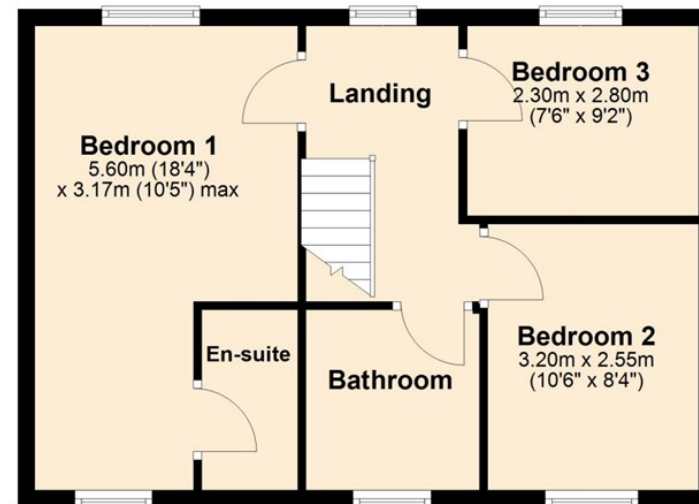
Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



First Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 89.7 sq. metres (965.9 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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