22 Stratford Road, Roade, Northamptonshire NN7 2NJ

Guide Price: £410,000

A substantial three bedroom detached house built in 1937 with many original features. The house is set back from the road with ample parking and a single garage. The large south-west facing rear garden contains a greenhouse and shed. This house offers scope for refurbishment and improvement.

Features

- Detached family home
- Original features
- Two reception rooms
- Kitchen with larder
- Covered lean-to linking house to outbuildings
- Gas central heating
- Double glazing throughout
- Garage and driveway parking
- Large south-west facing rear garden with greenhouse
- Energy rating - D
Location
Roade lies on the A508 which links Northampton to Milton Keynes and is 2 miles south of junction 15 of the M1, 5 miles south of Northampton, 6 miles north east of Towcester, and 12 miles north of Milton Keynes. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

The village has a pub, The Cock Inn, and a restaurant/hotel, The Roade House which also has a café and deli. There are several shops in the High Street including a main post office, newsagent, gift shop, and chemist.

The local secondary school, Elizabeth Woodville School, is one of two sports colleges in Northamptonshire. The school is on the A508 Stratford Road at the south-west end of the village and has around 1,250 pupils. Roade Primary School has about 200 pupils.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecote Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit!

Ground Floor
Covered porch, entrance hall with original wood panelling, dining room with bay window, fireplace and serving hatch through to kitchen, sitting room with French windows leading onto the patio and fireplace, kitchen with Neff double oven and separate hob, large larder, gas floor mounted boiler, lean-to linking house to outbuildings comprising toilet, utility and workshop.

First Floor
Landing leading to two spacious double bedrooms and one single bedroom, family bathroom, and a large storage cupboard with window on the landing.

Outside
The property is set back from the road screened by a high fir hedge. There is driveway parking for up to four cars and a single garage. The front garden is mainly laid to lawn. At the side of the property is a door into the lean-to which leads to the back door and outbuildings.

The large rear garden is south-west facing with a patio area, mature trees and shrubs, including a willow and apple tree, and a path leading to the greenhouse and shed.
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate and for display purposes only.