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Pianoforte Road, Roade
Northampton
Northamptonshire, NN7 2QL
£390,000 - Offers Over Detached



Department: Sales

Tenure: Freehold



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AN ATTRACTIVE, FAMILY, DETACHED HOUSE WITH A PLEASANT OUTLOOK OVERLOOKING GREENSPACE, LOCATED ON A MODERN DEVELOPMENT IN THE DESIRABLE VILLAGE OF ROADE WITH MANY LOCAL AMENITIES.

GROUND FLOOR

- HALLWAY
- WC
- LOUNGE
- KITCHEN/DINING ROOM

FIRST FLOOR

- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT GARDEN
 - GARAGE
 - REAR GARDEN
-





THE PROPERTY

Jackson Grundy is pleased to offer to the market this attractive, detached house set back from the road behind ball top railings. Further benefits include gas central heating to radiators, uPVC double-glazing and a private driveway providing off road parking leading to a detached garage.

The property is the largest of the three bedroom designs with accommodation offering a spacious and welcoming entrance hall with downstairs WC, good-sized contemporary living kitchen/dining space perfectly suited to modern day family living and a dual aspect lounge, both having doors to garden.

To the first floor is a part galleried landing, three bedrooms (master en-suite shower) family bathroom, front garden, driveway with side gate to enclosed rear garden and a detached brick garage. Viewing is highly recommended of this well kept, nicely presented home.

EPC Rating: B. Council Tax Band: D

We have been advised of the following: -

Communal Area Contribution to Greenbelt: £150 pa

This information would need to be verified by your chosen legal representative.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
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	Gas Central Heating
Parking	Off-street, 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
Rights and Easements	Ask Agent

LOCATION

Accessed via the A508 which links Northampton and Milton Keynes, Roade village is just 2 miles south of M1 J15. Much of the village's history can be attributed to the advent of the railway in the 19th Century, which saw local men and boys help to construct a cutting, line and station in the village. Completed in 1838 the station was unfortunately closed in 1964 though the West Coast Main Line continues to operate through the cutting. Today, this popular village has sought after primary and secondary schools as well as numerous facilities to include a medical centre, post office, library, newsagent, public houses, restaurants, estate agent, garages, Methodist and Anglican churches. A variety of regular bus services operate through the village mainly to Northampton and Milton Keynes, both of which offer mainline train services to London as part of their timetables.

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

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)



Floor 0



Floor 1



Approximate total area⁽¹⁾

983 ft²
91.3 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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