



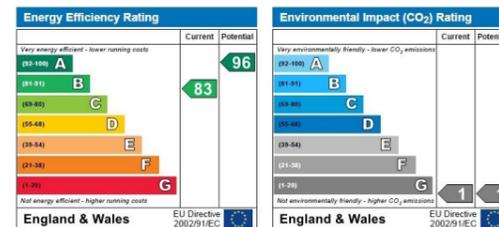
## 6 Pianoforte Road, Roade, Northampton, NN7 2QL



Asking price £284,950 Freehold

A very well presented modern three bedroomed semi-detached property situated on a quiet road in the popular Northants village of Roade. The accommodation comprises entrance hall, cloakroom, lounge/diner and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a front garden, driveway providing off road parking for two cars and a good sized rear garden which enjoys a sunny aspect and privacy.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

9,11 X 3'04 (0.23m X 1.02m)

Entered via part obscure glazed door, stairs rising to first floor, radiator, doors to:-

#### CLOAKROOM

5'00 x 2'01 (1.52m x 0.64m)

UPVC double glazed window to side, radiator, WC, wash hand basin and radiator.

#### KITCHEN

9'07 x 9'00 (2.92m x 2.74m)

UPVC double glazed window to front, fitted with a range of wall and base units with work top over and upstands, one and half stainless steel sink and drainer with mixer tap over, built in oven and hob with extractor over, wall mounted gas fired boiler, radiator, space for white goods.

#### LOUNGE

16'00 x 12'02 (4.88m x 3.71m)

UPVC double glazed French doors to rear garden, TV point, laminate flooring, understairs storage cupboard and radiator.



#### FIRST FLOOR LANDING

9'00 x 6'00 (2.74m x 1.83m)

Access to loft, uPVC double glazed window to side, doors to:-

#### BEDROOM ONE

11'08 x 9'08 (3.56m x 2.95m)

UPVC double glazed window to front and radiator.



#### BEDROOM TWO

10'05 x 9'07 (3.18m x 2.92m)

UPVC double glazed window to rear and radiator.



#### BEDROOM THREE

8'05 x 6'06 (2.57m x 1.98m)

UPVC double glazed window to front and radiator.



#### FAMILY BATHROOM

7'04 x 6'06 (2.24m x 1.98m)

UPVC obscure double glazed window to rear, white suite of panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC, tiled splash areas and radiator.



#### OUTSIDE FRONT

With railings, shrubs and path to front door. To the side there is off road parking for two cars and gate leading to:-

#### REAR GARDEN

Mainly laid to lawn with fencing, small paved area and shrub borders.



#### SERVICES

Main drainage, water, gas and electricity are connected.

#### COUNCIL TAX

South Northamptonshire - Band C

#### LOCAL AMENITIES

Within the village of Roade there are shopping facilities including a Post Office, two newsagents, pharmacy, schoolwear shop and a garage and petrol filling station with a Costcutter. There is a Medical Centre, Chemist and Football and Bowls Club. There is a Public House and the Roadhouse Restaurant (Egon Ronay recommended) Local schooling includes Roade Primary School in Hartwell Road and Roade School Sports College in Stratford Road. There are bus services to Northampton and Milton Keynes.

#### HOW TO GET THERE

From Northampton proceed in a southerly direction along the A508 London Road to the M1 junction 15. Continue straight on along the A508 passing the village of Courteenhall. On entering the village of Roade continue past the Roade War memorial then onto Ashton Road. Take your first right onto Cripps Road. at the end of Cripps Road turn right onto Pianoforte Road. Continue along taking a right hand bend and the property can be found on the right hand side.

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For Further information on viewing call 01604 230222