

2 Setters Way
Roade
Northampton
NN7 2QQ

£304,950

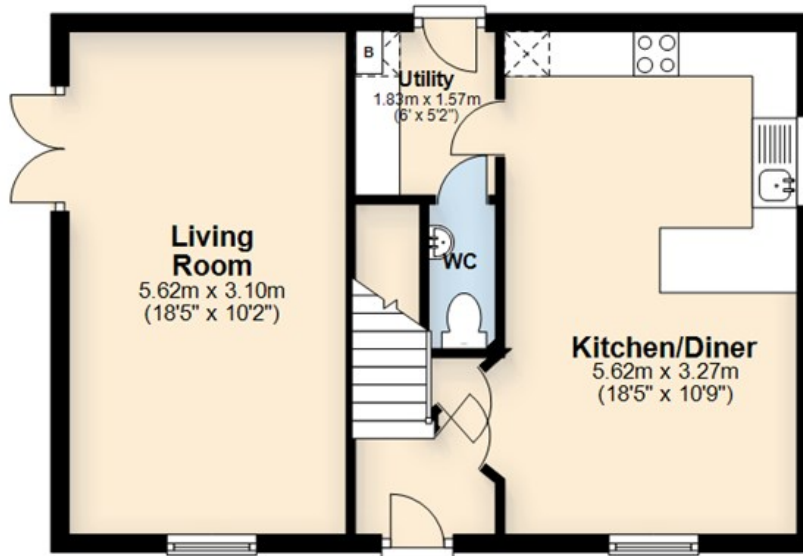
A very well presented modern 3 bedroom detached house with garage built by Persimmon Homes in 2018.

The well presented accommodation comprises; an entrance hall, lounge, kitchen/diner, utility and cloakrooms. To the first floor there are three good sized bedrooms with en suite to the master and a family bathroom. Outside there is front and side garden with driveway leading to the single garage. The rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and a high degree of privacy.



To view this property call Carters on 01908 561010 or email stony@carters.co.uk

Ground Floor



Ground Floor

The entrance hall has stairs to the first floor and doors to:-

The lounge is a dual aspect room with window to the front, UPVC double glazed french doors to garden, modern stone effect electric fire with remote control electric fire, Amtico flooring.

The kitchen area has a range of base and eye level units, roll top work surfaces, stainless steel sink and drainer with mixer tap, breakfast bar & tiled flooring. Built in appliances include an electric oven, hob, extractor, & built in dishwasher. Space for fridge/freezer. Window to the side. Open to the dining area with window to the front, and tiled flooring.

A utility room has a range of base level units with roll top work surfaces, plumbing for washing machine, gas wall mounted combination boiler. Door to the side and door to the cloak room.

The cloakroom has a WC and wash hand basin.

First Floor

A landing has loft access, storage cupboard, window to the side and doors to all rooms.

Bedroom 1 has windows to the front and side, dressing area and door to the En Suite shower room comprising a shower cubicle with glass door, rain head and hand held shower, WC, and wash basin. Window with to the front.

Bedroom 2 has a window to the front and side.

Bedroom 3 has a window to the side.

The bathroom has a suite comprising, panelled bath with shower and glass screen, wash basin, vanity unit, and WC. Window to the side.

Outside

The front and side garden are laid to lawn, enclosed by wrought iron fencing with a path to front door. The driveway gives off road parking for two to three vehicles and leads to the single garage.

The rear garden has a patio area with the remainder of the garden mainly laid to lawn with gravel borders, secure gated access from driveway to side and enclosed by brick walling. The rear garden enjoys a sunny aspect and privacy.

Garage

Single Garage - Metal up and over door, power and lighting with storage above.

Heating

The property has gas to radiator central heating.

Windows

The property has UPVC double glazed windows.

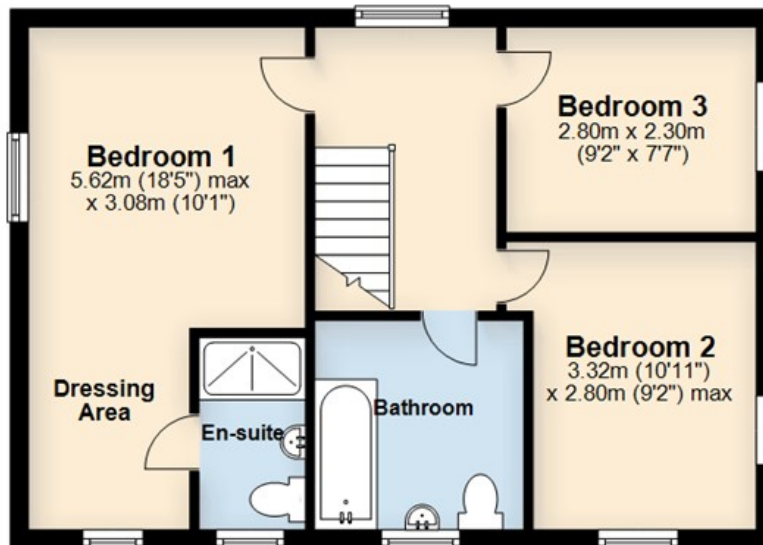
Location - Road

Road straddles the Northampton to Milton Keynes A508, 2 miles (3 km) south of junction 15 of the M1 motorway, 5 miles (8 km) south of Northampton and 12 miles (19 km) north of Milton Keynes. The road bisects the village into east, the older part, and west, which is mostly 20th-century housing. The village offers schooling for all junior and secondary pupils and has a number of shops and a post office.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12-14) A		
(15-17) B		
(18-20) C		
(21-23) D		
(24-26) E		
(27-29) F		
(30-35) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

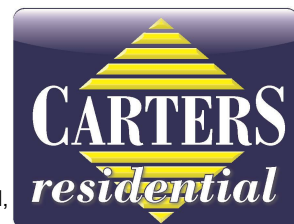
Viewing Arrangements

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