



**Croft Lane**  
Roade, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





## Croft Lane

Road  
NN7 2QZ

Offers Over  
£525,000

**A well positioned four bedroom detached family home located in the popular village of Road, situated at the end of a cul-de-sac location, offered for sale with no onward chain.**

The accommodation comprises entrance hall, cloakroom/WC, study, bay fronted sitting room, dining room, conservatory, re-fitted kitchen/breakfast room and utility room. On the first floor are four well proportioned bedrooms and a re-fitted four-piece family bathroom with re-fitted en-suite shower room to the master bedroom. Outside is a secluded rear garden with lawn and patio areas and a block paved driveway providing ample off road parking leading to a detached double garage. Further benefits include uPVC double glazing and gas radiator heating. (A/1405/M)

- Four bedroom detached home
- Re-fitted en-suite to master bedroom
- Two reception rooms and conservatory
- Re-fitted kitchen and family bathroom
- Enclosed rear garden
- Driveway and double garage



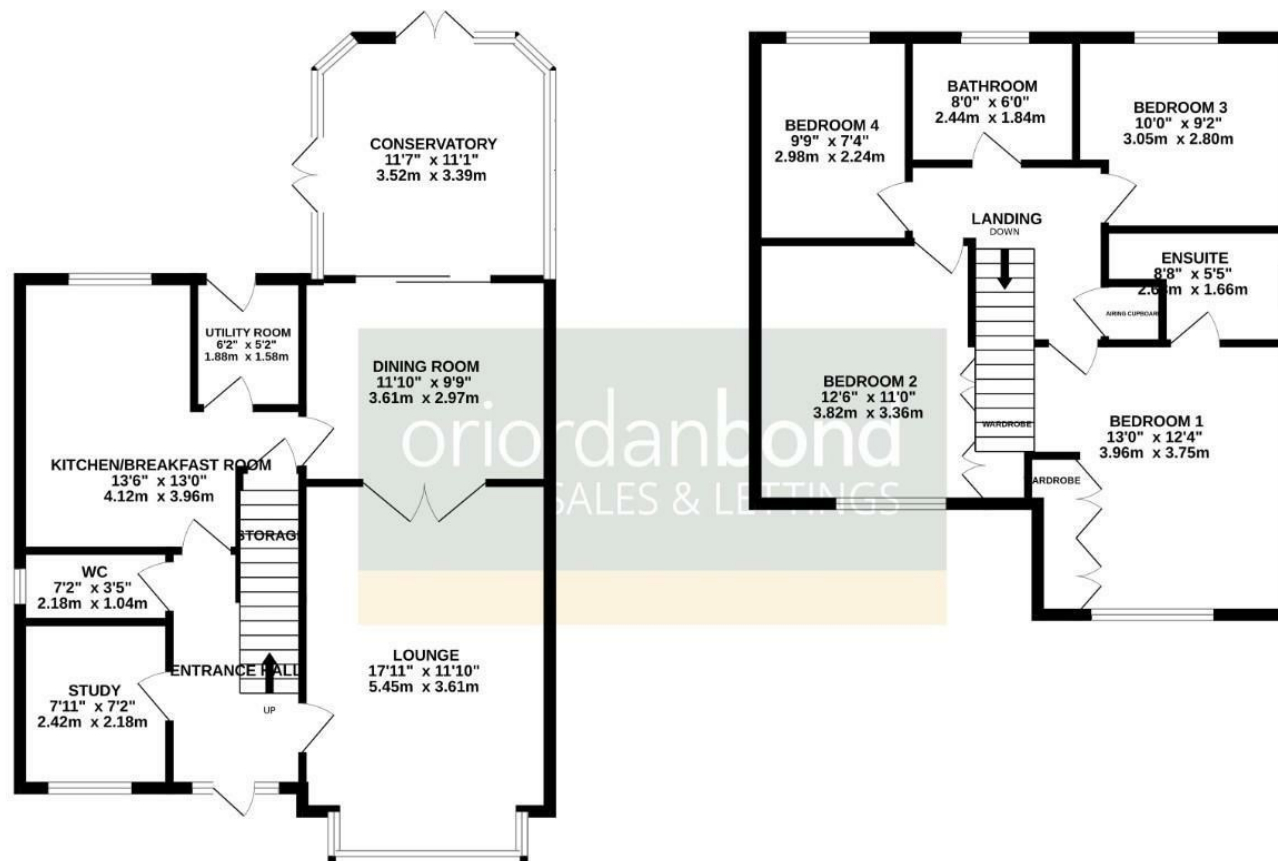






GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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