23 Northampton Road
Roade
NORTHAMPTON
NN7 2PF

O.I.R.O £375,000

- EXTENDED THREE/FOUR BEDROOM SEMI DETACHED
- COMPLETELY REFITTED AND MODERNIZED THROUGHOUT
- OPEN FIELD VIEWS TO FRONT
- UPVC DOUBLE GLAZED
- LARGE UTILITY ROOM
- STUNNING OPEN-PLAN KITCHEN/DINING/LIVING AREA
- OVERSIZED DOUBLE GARAGE
- LARGE BI-FOLDING DOORS
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING: D

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

An impressive and substantially extended three/four-bedroom semi-detached home, beautifully refitted and modernised throughout, positioned within a highly desirable village location and enjoying open field views to the front.

The property has been thoughtfully extended to the rear to create a stunning open-plan kitchen, dining and living space, perfectly suited to modern family living. This exceptional area is flooded with natural light and features large bi-folding doors opening directly onto the south-facing rear garden, creating a seamless indoor-outdoor flow ideal for entertaining.

The accommodation is presented in immaculate order throughout, having been completely refurbished to a high standard. Upstairs offers three well-proportioned bedrooms, making this an ideal home for growing families or those needing flexible space for home working.

Externally, the property continues to impress with an oversized double garage and extensive off-road parking for up to six vehicles. The generous rear garden is west-facing and thoughtfully arranged, incorporating multiple storage sheds and a gym, providing excellent versatility.
Further benefits include gas central heating, uPVC double glazing, and the advantage of being set within a popular village with a wide range of local amenities, while still enjoying a semi-rural outlook.

This is a rare opportunity to acquire a spacious, turnkey family home combining modern living with village charm and countryside views.

Ground Floor

Entrance Hall
Tiled flooring, stairs leading to first floor landing, radiator, doors to:

Cloakroom
New suite comprising low level WC, hand wash basin with vanity cupboard below, tiled flooring, UPVC double glazed window to front.

Office/Bedroom Four
14'2" x 9'8" (4.33 x 2.96)
Wall radiator, UPVC double glazed window to front.

Open Plan Kitchen/Living/Dining Room

Living/Dining Room
22'2" x 22'11" (6.78 x 7.01)
Feature living flame fireplace, tiled flooring in dining room, large double glazed bi-folding doors out to rear garden.

Kitchen Area
13'1" x 6'11" (3.99 x 2.11)
Modern refitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards, eye level cupboards, granite worktops, fitted gas hob with extractor above, double electric oven, built in dishwasher and fridge/freezer, large breakfast bar, tiled flooring, wall radiator, door to:

Utility Room/Side Lobby
25'11" x 5'2" (7.92 x 1.59)
Comprising base cupboards with worktops above, plumbing for washing machine, space for dryer, two skylight windows to ceiling, UPVC double glazed doors to front and rear, door to garage.

First Floor

Landing
Loft access, large built in airing cupboard, doors to:

Bedroom One
11'6" x 12'5" (3.53 x 3.80)
Radiator, UPVC double glazed window to front.

Bedroom Two
11'1" x 8'2" (3.38 x 2.50)
Radiator, UPVC double glazed window to rear.

Bedroom Three
10'11" x 7'1" (3.35 x 2.16)
Radiator, UPVC double glazed window to side.

Shower Room
Refitted shower room comprising low level WC, hand wash basin with vanity cupboard below, fitted cupboard, large double shower cubicle with spa jet shower unit, tiled flooring, tiled splash areas, UPVC double glazed window to side.

Externally

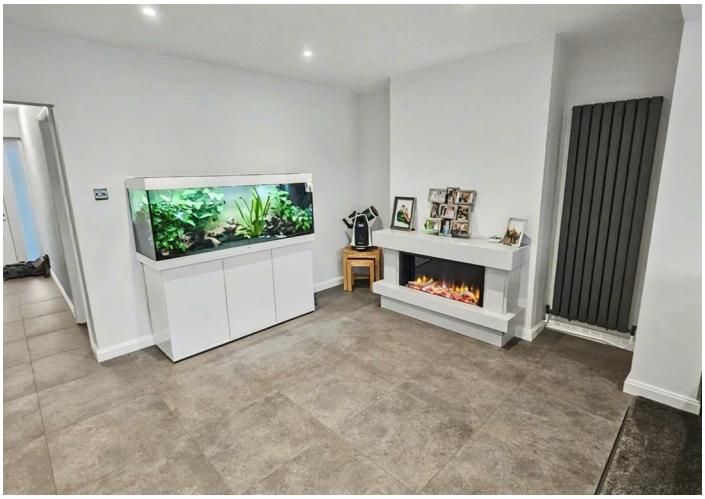
Front Garden
Laid mainly to lawn, flower and shrub borders, pathway leading to storm porch.

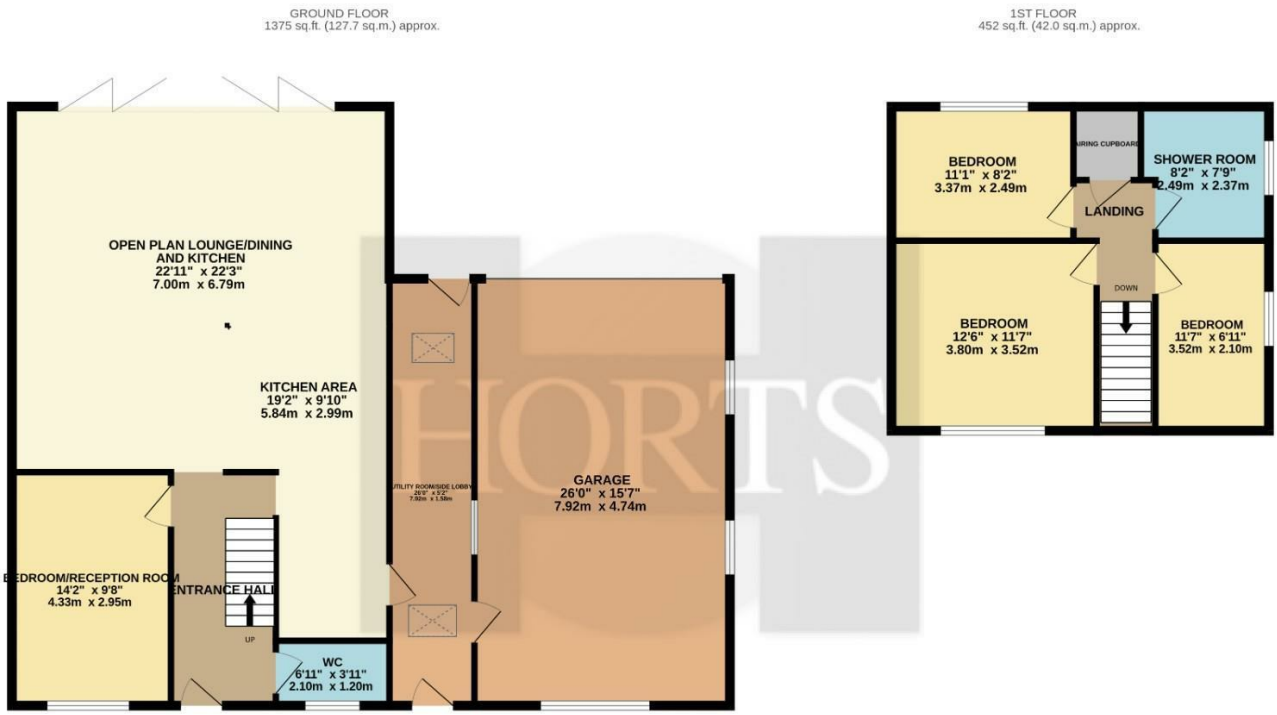
Garage
25'11" x 15'6" (7.91 x 4.74)
Up and over door, two windows to the side, UPVC double glazed window to front, window into utility/lobby.

Rear Garden
Mainly paved patio with raised flower bed borders, brick built storage shed, brick built workshop, surrounded by timber fencing, double gates providing access to off road parking for several cars.

Gym/Workshop
14'9" x 6'3" (4.50 x 1.93)
Double glazed patio doors to front.

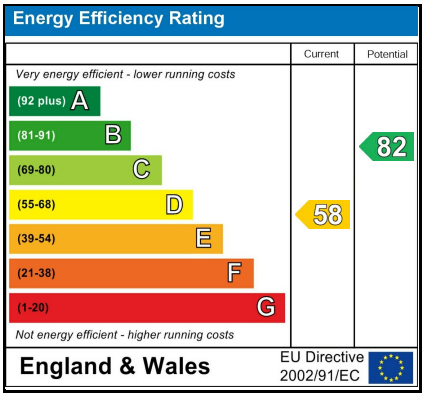
Agents Notes
Council Tax Band: C





TOTAL FLOOR AREA : 1827 sq.ft. (169.8 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.
Made with Metropix ©2026



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.