

**28 St. Marys Way  
Roade  
NORTHAMPTON  
NN7 2PQ  
£280,000**



- **SEMI-DETACHED**
- **FULL REFURBISHED**
- **UPVC DOUBLE GLAZING**
- **FRONT AND REAR GARDENS**

- **TWO BEDROOM**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

• Full Reburb • •No Chain • A modern semi-detached bungalow on St. Marys Way presents an excellent opportunity for those seeking a comfortable and stylish home. Recently fully refurbished, this property boasts a fresh and contemporary feel, making it ideal for first-time buyers, downsizers, or anyone looking for a low-maintenance living space.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The newly fitted kitchen is a highlight of the property, equipped with modern appliances and ample storage, making meal preparation a delight. The newly installed shower room offers a sleek and functional design, ensuring convenience and comfort.

One of the standout features of this property is the new gas radiator heating system, which promises warmth and efficiency throughout the colder months. Additionally, the new roof adds peace of mind, ensuring the property is well-maintained and secure.

For those with vehicles, the property offers parking for two vehicles, a valuable asset in this desirable location. The surrounding area of Roade is known for its community spirit and convenient amenities, making it a lovely place to call home.

In summary, this semi-detached bungalow on St. Marys Way is a modern, fully refurbished property that combines comfort, style, and practicality. With its attractive features and prime location, it is sure to appeal to a wide range of potential buyers. Do not miss the chance to make this delightful bungalow your new home.

## **Ground Floor**

### **Entrance Hall**

Laminate flooring, UPVC double glazed window and door to front.

### **Lounge**

16'0" x 12'0" (4.90 x 3.67)

Radiator, UPVC double glazed window to front.

### **Inner Hall**

Access to loft, cupboard, doors to:

### **Kitchen**

10'4" x 8'6" (3.16 x 2.61)

New fitted kitchen comprising sink unit with base boards below, a range of floor standing cupboards with works tops above, eye level cupboards, built in Fridge/freezer, plumbing for washing machine, fitted electric hob with extractor fan above, electric oven, UPVC double glazed window to rear and door to side.

### **Bedroom One**

11'8" x 10'6" (3.57 x 3.21)

Radiator, UPVC double glazed window to front.

### **Bedroom Two**

10'5" x 7'5" (3.18 x 2.27)

Radiator, UPVC double glazed window to rear.

**Shower Room**

New fitted suite comprising shower cubicle, hand wash basin, low level w.c, towel rail, UPVC double glazed window to rear.

**Externally****Front Garden**

Large front garden which is private and can be used as a rear garden, lawn, timber fencing.

**Rear Garden**

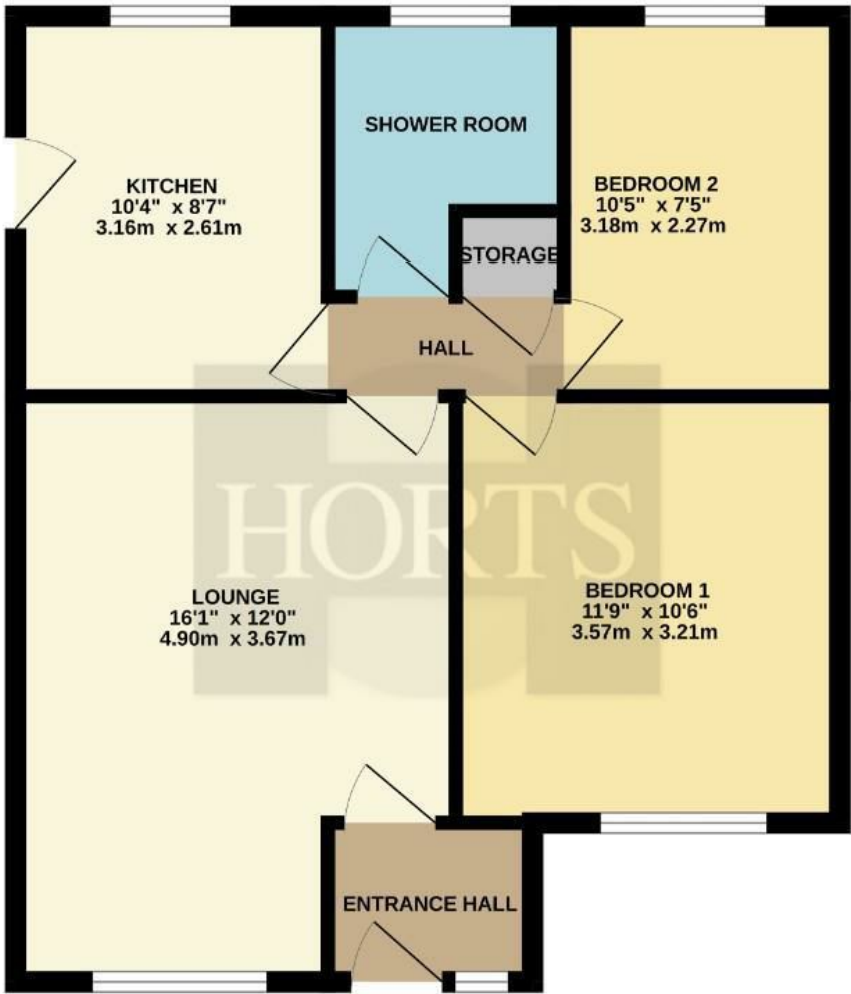
Paved pathway and patio, New fencing and gated rear access to block paved driveway with off road parking for two cars.

**Agents Notes**

Council Tax Band: B

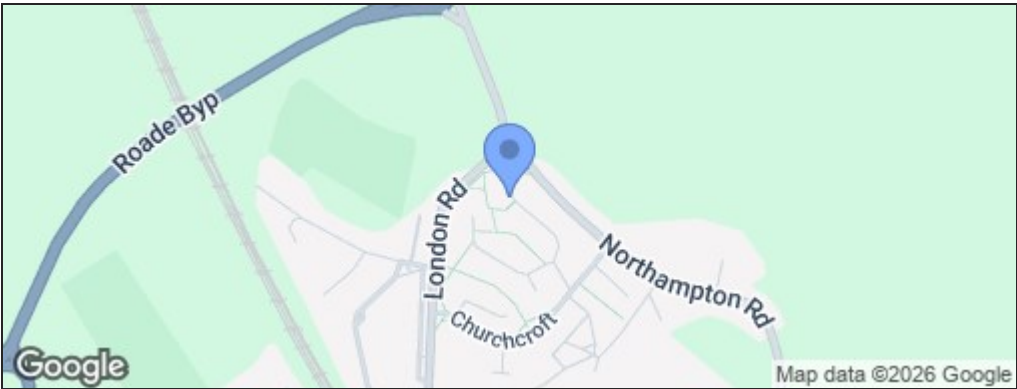


GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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 misstatement. 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 80        |
| (55-68) D                                   | 56                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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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.