

**15 Champions Field Way
Flore
NORTHAMPTON
NN7 4PZ**

£670,000



- **RECENTLY BUILT DETACHED**
- **THREE BATHROOMS**
- **OPEN PLAN KITCHEN / DINER**
- **PRIVATE FRONT FACING FIELDS**

- **FIVE BEDROOMS**
- **THREE RECEPTION ROOMS**
- **DETACHED DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a wonderful position on the very edge of this sought after village, this recently constructed five bedroom detached property comes with a large private frontage directly overlooking fields, offering off road parking for many vehicles. With approximately 2000sqft of internal accommodation, this is a spacious family home is presented in excellent order, and benefits from several years remaining on the NHBC warranty. With accommodation comprising in brief; entrance hall, lounge, kitchen/diner, study, family room, and a downstairs wc / utility room to the ground floor. To the first floor are five large bedrooms, two with en-suite shower rooms, and a four-piece family bathroom. Externally there are front and rear gardens, and a detached double garage. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall

12'2" x 10'1" (3.72 x 3.09)

Enter via composite door, stairs rising to first floor, under stairs storage cupboard, LVT flooring, radiator.

Downstairs WC / Utility Room

10'6" x 5'10" (3.21 x 1.79)

Obscure UPVC window to side aspect, granite worksurface with base unit under, low level wc, pedestal sink unit, cupboard housing boiler, cupboard housing hot water tank, ceramic tiled flooring, radiator.

Study

10'6" x 8'9" into bay (3.21 x 2.67 into bay)

Bay UPVC window to front aspect, radiator.

Family Room

14'10" into bay x 9'10" (4.53 into bay x 3.01)

Bay UPVC window to front aspect, radiator.

Lounge

18'9" x 14'5" (5.74 x 4.40)

Tri-folding doors leading to rear garden, two radiators.

Kitchen / Diner

18'9" x 16'0" (5.74 x 4.89)

Tri-folding doors leading to rear garden, UPVC window to side aspect, a range of wall and base units with granite work surfaces over, one and a half sink and drainer, five-ring gas hob, double oven, fridge/freezer, dishwasher, ceramic tiled flooring, two radiators.

First Floor

Landing

UPVC window to front aspect, storage cupboard, loft access.

Bedroom One

15'3" x 12'2" (4.65 x 3.72)

UPVC window to rear aspect, fitted wardrobes, radiator.

En-Suite

7'3" x 4'11" (2.23 x 1.52)

Obscure UPVC window to side aspect, tiled double shower cubicle, low level wc, wall mounted sink unit, complementary tiling, chrome heated towel rail.

Bedroom Two

12'11" x 10'8" (3.95 x 3.27)

UPVC window to front aspect, radiator.

En-Suite

6'11" x 5'0" (2.11 x 1.54)

Tiled double shower cubicle, low level wc, wall mounted sink unit, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

Bedroom Three

14'6" reducing to 10'7" x 9'11" (4.44 reducing to 3.25 x 3.03)

UPVC window to rear aspect, radiator.

Bedroom Four

12'4" reducing to 10'0" x 9'10" (3.77 reducing to 3.06 x 3.02)

UPVC window to front aspect, radiator.

Bedroom Five

14'7" x 8'3" (4.45 x 2.54)

UPVC window to rear aspect, radiator.

Bathroom

10'2" x 6'3" (3.11 x 1.92)

Obscure UPVC window to side aspect, tiled double shower cubicle, low level wc, wall mounted sink unit, bath unit, ceramic tiled flooring, complementary tiling, chrome heated towel rail.

Externally**Front Garden**

Block paved area leading to tarmac driveway offering off road parking for multiple vehicles, various flowers and shrubs with paving.

Rear Garden

Patio, lawn, and decked areas, side garage access, gated side access, enclosed by wooden fencing.

Detached Double Garage

19'11" x 18'3" (6.08 x 5.58)

Two up and over doors, power and light connected.

Agents Notes

Council Tax Band: G

There is an annual service charge of approximately £238.32 for maintenance of the surrounding grounds.

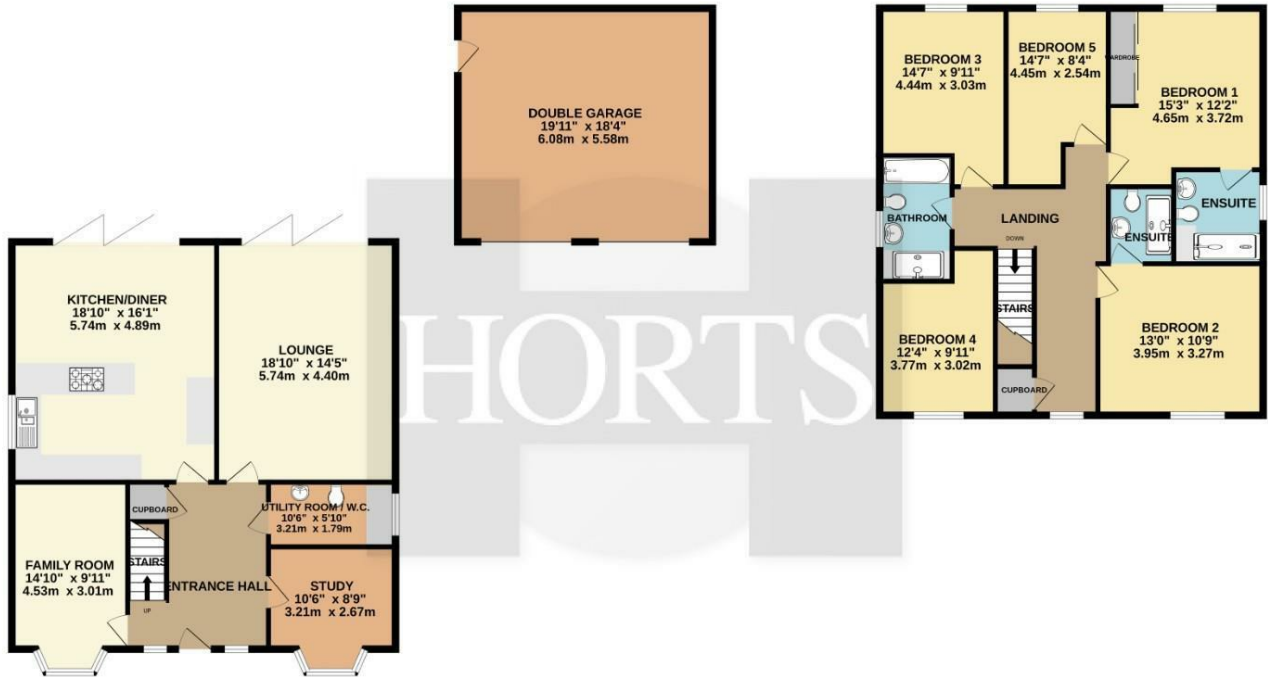






GROUND FLOOR
1344 sq.ft. (124.9 sq.m.) approx.

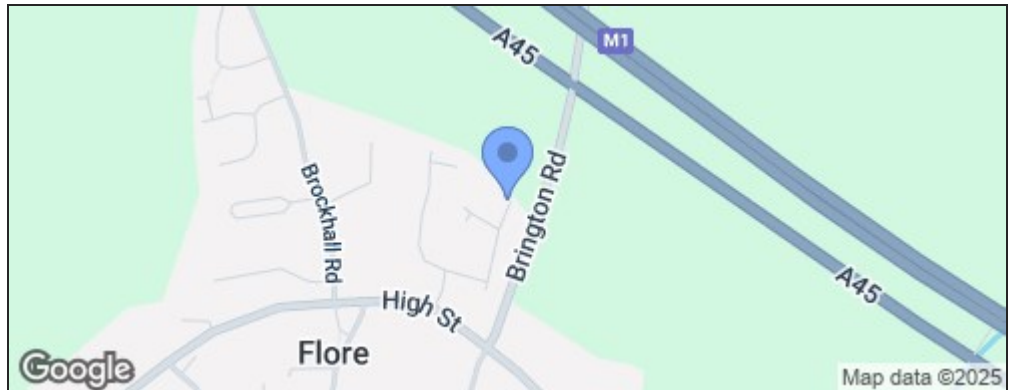
1ST FLOOR
962 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 2306 sq.ft. (214.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.