



89 High Street, Flore, Northampton, NN7 4LW
£299,950 Freehold

5% Deposit paid, Flooring package included subject to conditions. A brand new end of terrace home constructed by a local builder to a high standard and available immediately. The property has a good sized hall, cloakroom, lounge / dining room with bi-fold doors leading onto the garden, kitchen with built in appliances, three bedrooms and a bathroom. The stone fronted property has uPVC double glazing, radiator heating and a security alarm. The property is offered for sale with no onward chain. EPC Rating B. Council Tax Band C.

Brand New Build | End Of Terrace | Three Bedrooms | Off Road Parking | Bi-Fold Doors | No Onward Chain

modern marketing · traditional values

ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing with understairs storage cupboard.

CLOAKROOM 1.40m x 1.52m (4'7 x 5'0)

Chrome heated towel rail. Suite comprising WC and wash hand basin.

LOUNGE / DINING ROOM 5.23m max x 4.75m max (17'2 max x 15'7 max)

Bi-fold doors to rear elevation. Two radiators. Built in cupboard.

KITCHEN 2.90m x 2.64m (9'6 x 8'8)

Window to front elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated fridge, freezer, dishwasher and washing machine. Built in oven, induction hob and extractor hood. Built in wine cooler. One and a half bowl sink and drainer unit.

FIRST FLOOR LANDING

Radiator. Access to loft space. Airing cupboard.

BEDROOM ONE 2.82m x 4.75m (9'3 x 15'7)

Two windows to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 4.62m x 2.51m (15'2 x 8'3)

Window to rear elevation. Radiator.

BEDROOM THREE 3.45m x 2.29m (11'4 x 7'6)

Window to rear elevation. Radiator.

BATHROOM 2.16m x 2.51m (7'1 x 8'3)

Chrome heated towel rail. Suite comprising bath with shower attachment and screen over, WC and wash hand basin. Tiled splash backs.

OUTSIDE

FRONT GARDEN

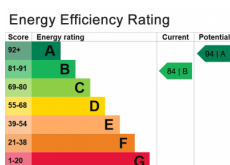
Small lawn.

REAR GARDEN

Paved seating area and lawn. Gated access leading to parking for two cars.

DRAFT DETAILS

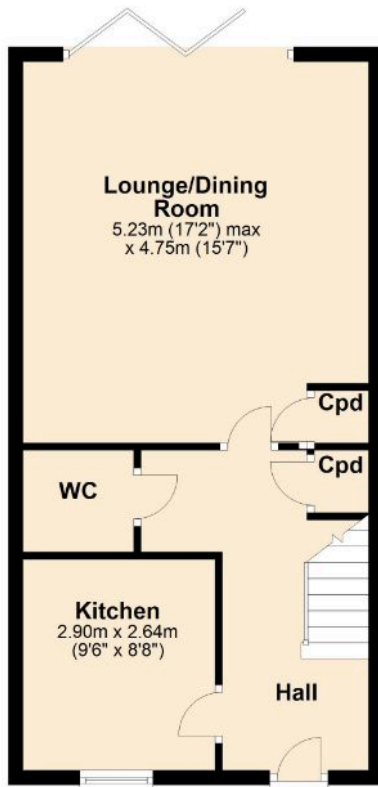
At the time of print, these particulars are awaiting Vendor(s) approval.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

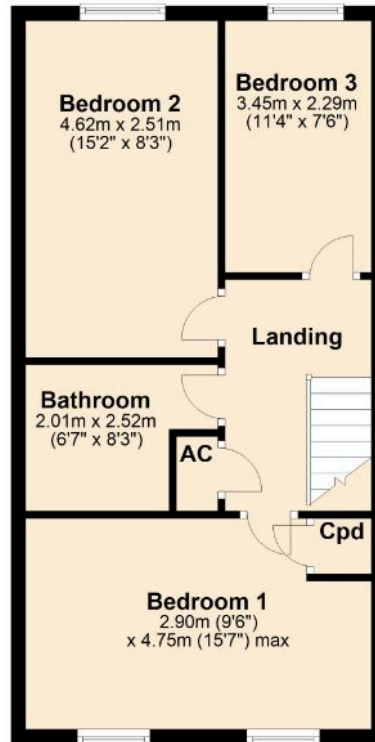
Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)

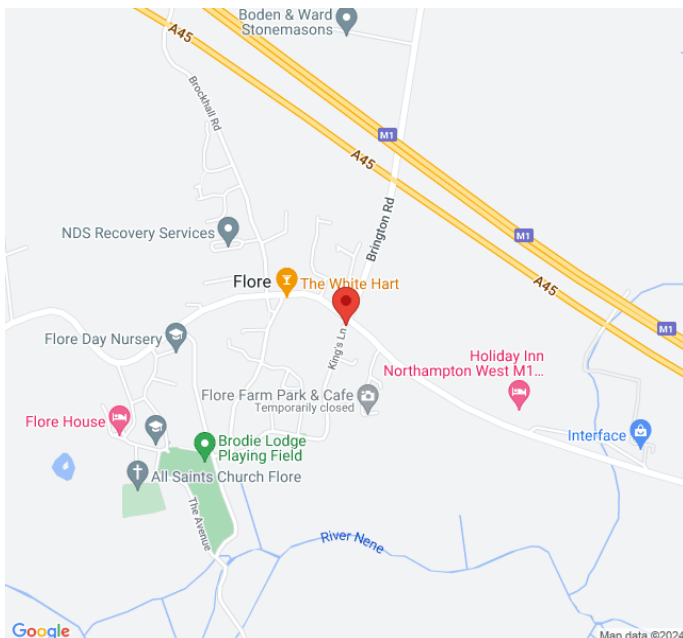


First Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 92.7 sq. metres (998.2 sq. feet)



LOCAL AREA INFORMATION

FLORE BYPASS now completed. Flore is positioned between the towns of Northampton (7 miles) & Daventry (5 miles) with the heart of the old village sitting south of the A45. The village has two churches & a nursery school, and a primary school which offers a link into Campion School, Bugbrooke for secondary education. Other amenities include a refills and coffee shop, public house, general stores/post office & plant nursery with a children's petting farm, produce shop & cafe on a seasonal basis. Millennium Hall supports a variety of social activities including keep fit classes & 'The Floreboards' amateur dramatics group, whilst the Retreat sits within private grounds & offers deluxe en-suite rooms, indoor swimming pool, & surrounding bluebell woodland. Access to Flore is afforded via excellent transportation links, M1 J16 is only 2 miles away & the A5 1 mile, mainline rail services to London Euston & Birmingham New Street from Northampton or Long Buckby stations, & a frequent bus service to Northampton and Daventry.

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