

60 Sutton Street

Flore, Northampton, NN7 4LE

£575,000 Freehold



A four bedroom cottage situated near the end of a quiet lane and just a stones throw from the edge of the village and countryside beyond.

The property has a lounge with fireplace, ceiling beams, oak floor and old pine doors, a sitting room with the same features plus a log burner. The 22ft kitchen / dining room has French doors and a stable door leading onto a lovely courtyard garden which gives access to the main garden that is beautifully established and features a large cabin and veranda.

Upstairs, the cottage has four bedrooms, two with built in wardrobes, an en-suite shower room and main bathroom.

There is off road parking and a 17'0 x 11'0 garage. The property and garden combine to make a quintessentially English country cottage.

EPC Rating D. Council Tax Band E.



ENTRANCE

Front door to:

LOUNGE 4.34m x 3.81m (14'3 x 12'6)

Window to front elevation. Radiator. Fireplace. Stairs rising to first floor landing with understairs storage cupboard. Oak flooring. Ceiling beams.

SITTING ROOM 4.34m x 3.66m (14'3 x 12'0)

Windows to front and side elevations. Radiator. Fireplace with log burner. Oak flooring. Ceiling beams.

KITCHEN / BREAKFAST ROOM 3.25m x 6.78m (10'8 x 22'3)

Window to rear elevation. French doors and stable door to rear elevation. Two radiators. Fitted with a range of wall, base and drawer units with work surfaces over and concealed lighting. Belfast sink. Range oven with extractor hood over. Built in dishwasher and fridge. Built in dresser unit in the dining area. Tiled splash backs. Tiled flooring. Ceiling beams.

FIRST FLOOR LANDING

Built in cupboard.

BEDROOM ONE 3.35m x 2.90m (11'0 x 9'6)

Window to rear elevation. Radiator.

EN-SUITE 1.63m x 2.03m (5'4 x 6'8)

Window to side elevation. Radiator. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled splash backs.

BEDROOM TWO 3.45m x 3.20m (11'4 x 10'6)

Window to front elevation. Radiator. Built in wardrobes and cupboards. Access to loft space.

BEDROOM THREE 2.92m x 3.68m (9'7 x 12'1)

Window to front elevation. Radiator. Built in wardrobes.

BEDROOM FOUR 3.25m x 1.91m (10'8 x 6'3)

Window to rear elevation. Radiator.

BATHROOM 3.25m x 1.91m (10'8 x 6'3)

Window to rear elevation. Radiator. Suite comprising bath, WC and wash hand basin. Tongue and groove panelling.

OUTSIDE

FRONT

Parking space and gated side access.

GARAGE 5.38m x 3.40m (17'8 x 11'2)

Double doors. Door to side elevation. Power and light connected. Roof storage.

REAR GARDEN

To the immediate rear of rear of the property there is a beautiful raised courtyard which leads to the main garden. There is a lawn, cobbled pathways, paved seating area and the borders are stocked with a wide variety of trees, bushes, plants and flowers. Greenhouse.

CABIN 4.67m x 3.48m (15'4 x 11'5)

Detached timber cabin with a covered veranda. Power and light connected. Windows to all sides.

DRAFT DETAILS

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





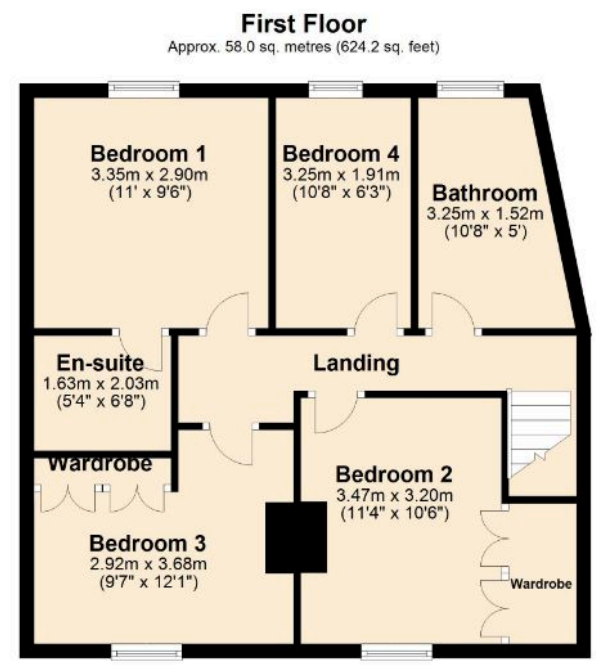
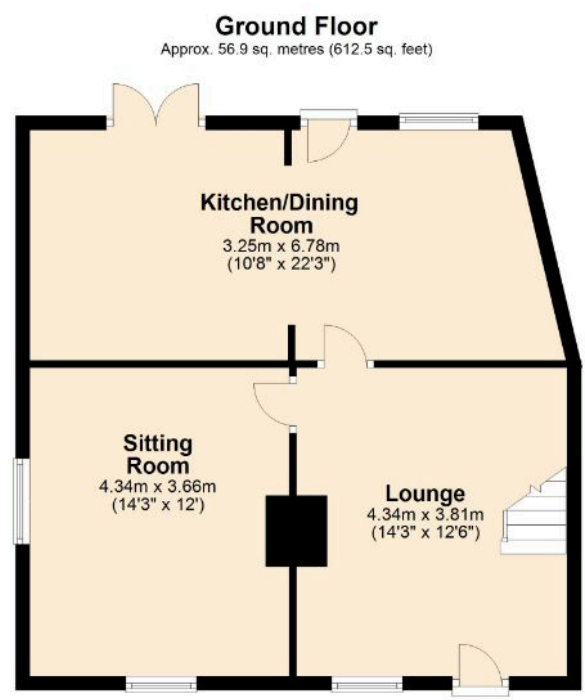
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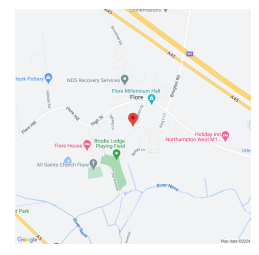
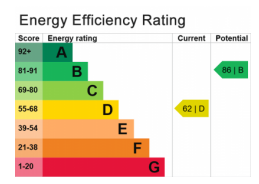


Local Area Information

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 Champion 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.



Total area: approx. 114.9 sq. metres (1236.7 sq. feet)



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.