



Larbourne Park Road
Flore, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Larbourne Park Road
Flore, Northampton, NN7 4PT

TOTAL AREA: APPROX. 160.2SQ. METRES (1723.9SQ. FEET)

NESTLED OPPOSITE A CHARMING GREEN WITHIN THE SOUGHT-AFTER VILLAGE OF FLORE, THIS IMMACULATELY PRESENTED FIVE-BEDROOM DETACHED FAMILY HOME HAS BEEN SIGNIFICANTLY ENHANCED BY THE CURRENT OWNERS TO OFFER STYLISH, SPACIOUS, AND PRACTICAL LIVING THROUGHOUT.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- STUDY
- KITCHEN / DINING / FAMILY ROOM
- UTILITY ROOM

OUTSIDE

- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR LANDING

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO (EN-SUITE)
- THREE FURTHER BEDROOMS
- BATHROOM
- OUTSIDE
- FRONT GARDEN

£625,000 Freehold





THE PROPERTY

Approaching the property, a wrought iron gate opens to reveal a beautifully landscaped front garden, with lavender, manicured lawn, and gravelled borders. A storm porch shelters the front door, which opens into a welcoming entrance hall providing access to a cloakroom, study, and an elegant sitting room, complete with panelled walls and a bay window overlooking the green.

At the rear of the house lies a stunning open-plan kitchen/dining room stretching the full width of the property. Thoughtfully refitted to a high specification, the kitchen features quartz worktops, an under-mounted sink, Neff induction hob and extractor, twin Neff ovens, and a built-in dishwasher. The dining area showcases a bespoke fitted dresser unit, with French doors leading out to the private south-facing rear garden. A separate utility room offers additional practicality and storage.

Upstairs, a spacious landing leads to five generous double bedrooms. The principal suite enjoys views over the green, fitted wardrobes, and a stylish en-suite shower room. Bedroom two is dual aspect and also benefits from its own en-suite. The remaining three bedrooms share a well-appointed family bathroom.

The landscaped south-facing rear garden evokes a Mediterranean feel, laid with high-quality porcelain tiles and designed for entertaining, complete with ample space for seating, planters, and outdoor dining. A side gate provides access to the expansive driveway, which offers off-road parking for up to six vehicles and leads to a large double garage. The garage is double-skinned with a vaulted ceiling and skylights-perfectly suited for use as a gym, workshop, or recreational space.

EPC Rating B. Council Tax Band F.



AGENTS NOTES

We have been advised of the following: -
Service Charge - £ 260pa for the upkeep of communal greenspaces.
This information would need to be verified by your chosen legal representative. EPC Rating B. Council Tax Band F.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

Flore lies on a south facing hillside positioned between the towns of Northampton (5 miles) and Daventry (7 miles away) with the heart of the old village sitting south of the A4500 Northampton ring road, but now benefits from a newly opened bypass. The village has two churches and a primary school which offers a link into Campion School, Bugbrooke for secondary education. Other amenities include a public house, general stores/post office and plant nursery which also incorporates children's petting farm, produce shop and café on a seasonal basis. Millennium Hall supports a variety of social activities including keep fit classes and 'The Floreboards' amateur dramatics group. Along with the river Nene running to the south of the village and the Grand Union canal to its left, Flore has excellent transportation links, M1 J16 is only 2 miles away and the A5 1 mile, as well as mainline rail services to London Euston and Birmingham New Street from either Northampton or Long Buckby stations.

IMPORTANT NOTICE

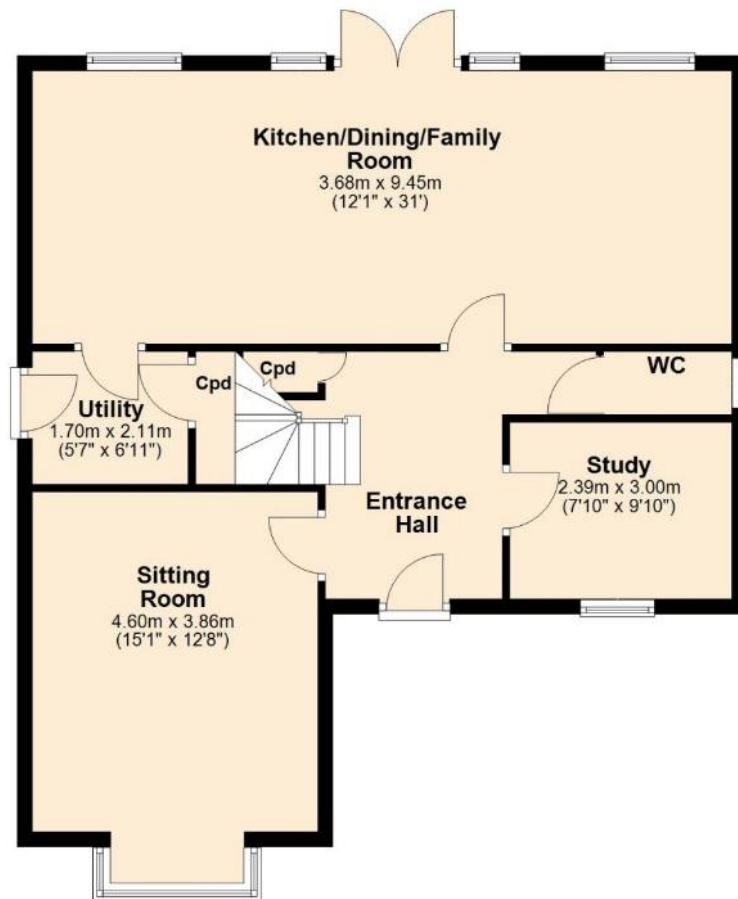
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 160.2SQ. METRES (1723.9SQ. FEET)

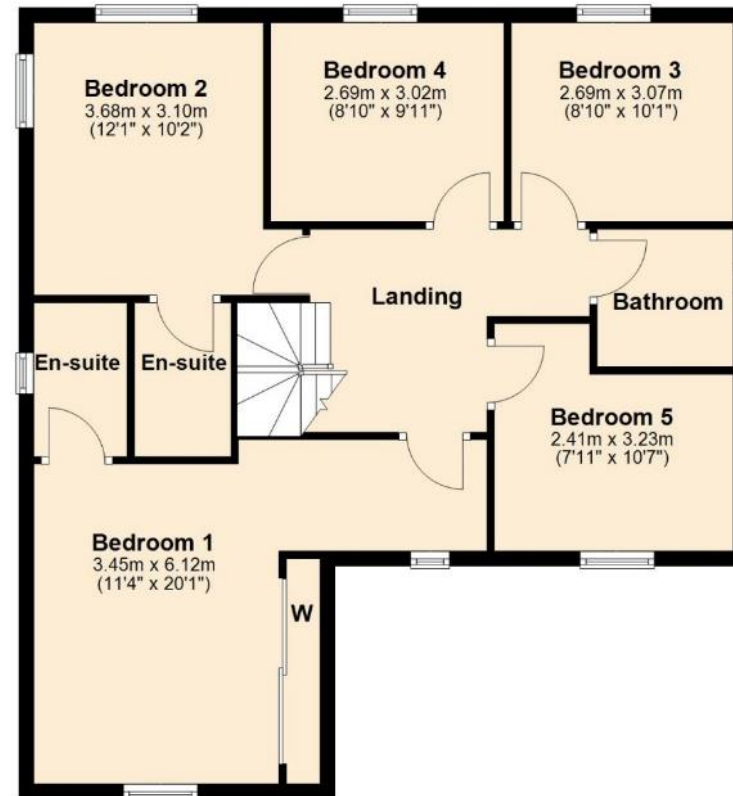
Ground Floor

Approx. 80.0 sq. metres (861.0 sq. feet)



First Floor

Approx. 80.2 sq. metres (862.9 sq. feet)





📞 01604 624900

🌐 www.jacksongrundy.com

✉ thevillageagency@jacksongrundy.co.uk

📘 📷 @jacksongrundyestateagents

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