



2 John Campbell Close, Flore, Northamptonshire, NN7 4NX

HOWKINS &  
HARRISON



2 John Campbell Close, Flore,  
Northamptonshire, NN7 4NX

Guide Price: £610,000

A well appointed double fronted detached family home built in 2017 enjoying a cul de sac of only twelve similar built properties on the outskirts of the popular village of Flore, boasting four bedrooms, three reception rooms, large driveway and south facing garden, open aspect to the front and an annexe converted from the former double garage.

### Features

- Double fronted detached house
- Sitting room with burner
- Family room & study
- Kitchen/breakfast room
- Master bedroom with dressing area & en-suite
- Three further bedrooms & bathroom
- Good size south facing garden
- Driveway for several vehicles
- Converted garage to annexe accommodation



## Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a Post Office, Newsagents and general stores, village hall, recreation ground and public house. There are bus services to Northampton and Daventry. Also within the village is the Church of England Primary School with secondary education at Campion School in Bugbrooke. The village is well placed for access to the M1 junction 16 approximately two miles away and the A5 at nearby Weedon one mile away.



## Ground Floor

The accommodation is entered through a modern UPVC composite front door into the hall where modern Karndean wood effect flooring continues into the kitchen/breakfast room, cupboard and stairs that rise to the first floor accommodation and doors off to all principal rooms as well as the cloakroom. The sitting room has a feature fireplace with burner and French doors onto the rear garden. There is also a family room and study.

The kitchen/breakfast room has a range of modern white high gloss cabinets, working surfaces incorporating a 1.5 sink unit, gas hob, double oven, plumbing for washing machine, integrated dishwasher, fridge/freezer, concealed "Ideal" gas fired boiler and UPVC French doors onto the rear garden.

## First Floor

The first floor landing has an airing cupboard housing a megaflow water cylinder and doors off to all rooms, the master bedroom enjoys a dressing area with full length mirrored wardrobe doors and an en-suite shower room with cubicle, WC and twin wash basins, three further bedrooms and family bathroom with shower cubicle bath, WC and wash hand basin.











## Outside

The front of the property is mainly lawned with privet hedging, a central pathway to the front door and a large driveway with parking for several vehicles.

The double detached garage has been converted into ancillary accommodation offering a great opportunity for independent living which has a reception room/bedroom, shower room and separate kitchenette area which could easily be adapted to fully functioning kitchen.

An unusually good size rear garden enjoys a south facing aspect with mainly lawned gardens, established planting and a paved seating area.









## Viewing

Strictly by prior appointment via the selling agents  
Howkins & Harrison. Tel: 01604-823456

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

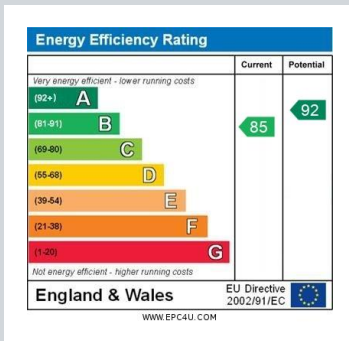
## Agents Notes

The owner of the property is an employee of Howkins & Harrison.

## Local Authority

West Northamptonshire Council. Daventry Area  
Tel:0300-126700

Council Tax Band - F



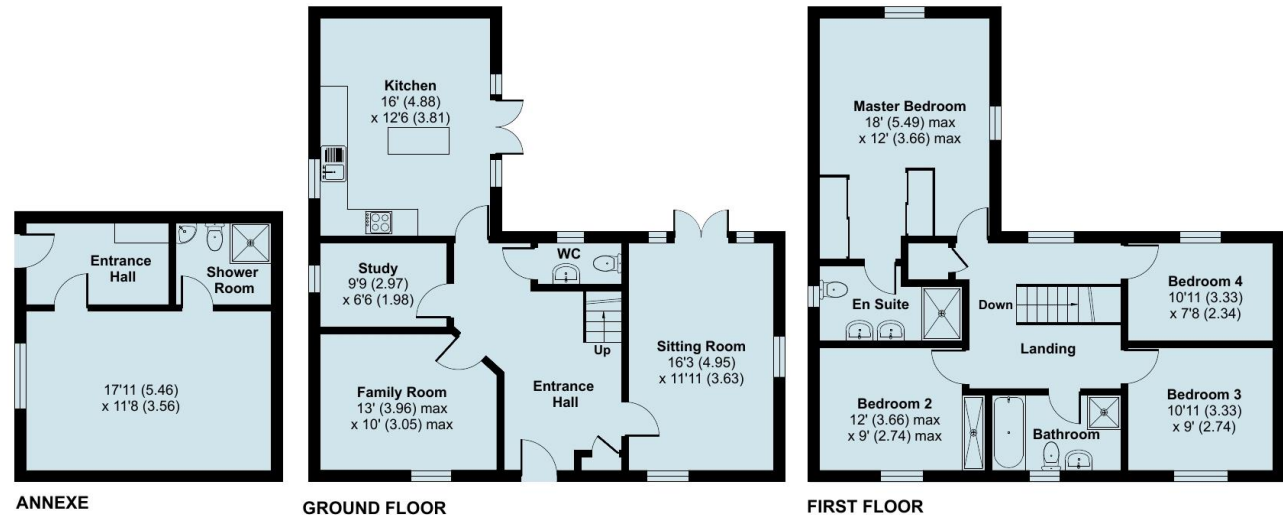
## John Campbell Close, Flore, Northampton, NN7

Approximate Area = 1524 sq ft / 141.5 sq m

Annexe = 327 sq ft / 30.3 sq m

Total = 1851 sq ft / 172 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Howkins & Harrison. REF: 1125750

## Howkins & Harrison

14 Bridge Street, Northampton NN1 1 NW

Telephone 01604 823456  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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