



17 The Green, Flore, Northamptonshire, NN7 4LG

HOWKINS &
HARRISON

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Guide Price: £740,000

A well presented stone built detached family home located in the highly desirable village of Flore and offered with no upward chain. The property enjoys accommodation across three floors and has five/six bedrooms and a very welcoming open plan kitchen/dining/family room with roof lanterns and overlooks the landscaped garden. There are two reception rooms, a utility and boot room plus two piece cloakroom. The front driveway allows for off road parking and the enclosed garden has a summer house, and brick built store. An early viewing is highly recommended to appreciate the location and size of this home.

Features

- A stone built detached family home
- Accommodation across three floors
- Open plan kitchen/dining /family room
- Two reception rooms
- A boot room and utility room
- Five/six bedrooms
- To en-suites and family bathroom
- Workshop, summer house and brick built store
- Enclosed landscaped garden
- Energy Rating- C



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 entrance is via a half glazed door to the welcoming hallway, which has a good sized coats cupboard and stairs leading to the first floor. A two piece cloakroom is located off the hallway and further doors provide access to the sitting room, study/snug and boot room. The sitting room has a grand looking carved fireplace and two sets of bi-folding-doors to the kitchen/diner/family room, which is open plan and overlooks the rear garden. There are two roof lanterns along with two sets of French doors. The kitchen area has a range of fitted cabinets and drawers along with basket racks and island, granite worksurfaces and a ceramic twin sink unit. There are integrated appliances and a five door Aga with two hot plates and gas hob. This spacious room has ample space for comfy and dining furniture and has doors providing access to the study/snug and utility room. The boot room was formally part of the garage and has a tiled floor, shelving and worksurface, doors lead to the boiler room which also houses the MegaFlo tank and room for storage and drying. The front part of the garage is an ideal workshop/storage.

First Floor

To the first floor stairs lead to the second floor and panelled doors provide access to four double bedrooms and a four piece family bathroom. The primary bedroom has an ensuite with a walk in shower. Bedroom four is currently used as a dressing room with a range of fitted furniture to include wardrobes, cupboards and a built in shoe cupboard.

Second Floor

The second floor opens to a large space ideal as an extra bedroom or playroom, there are two Velux windows storage to the eaves. A door leads into bedroom five.

The Green, Flore, Northampton, NN7

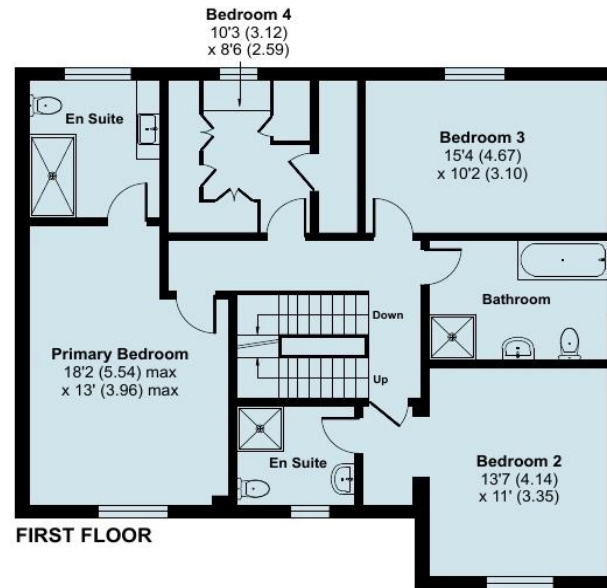
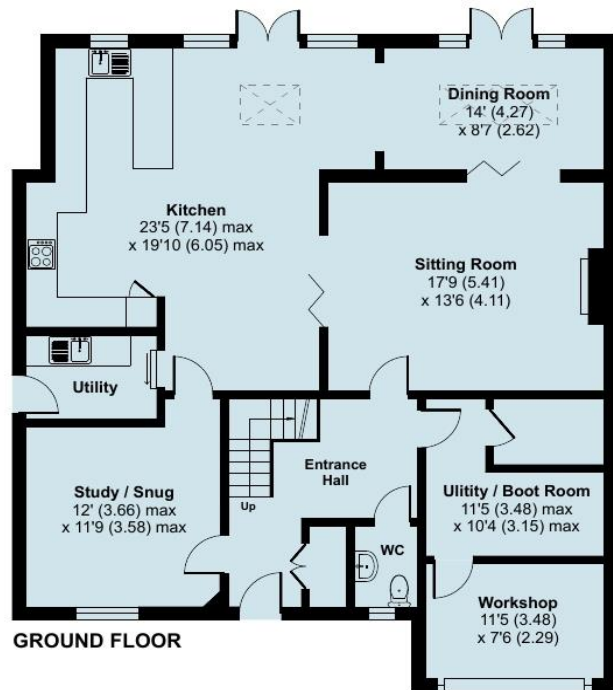
Approximate Area = 2677 sq ft / 248.7 sq m

Limited Use Area(s) = 223 sq ft / 20.7 sq m

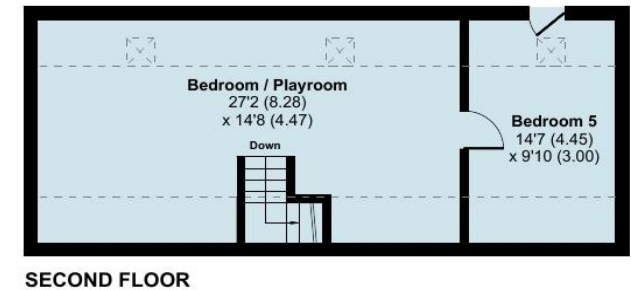
Workshop = 85 sq ft / 7.8 sq m

Total = 2985 sq ft / 277.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1131195



Outside

The property has a blocked paved driveway allowing off road parking and is partly enclosed by an attractive stone wall. The enclosed landscaped rear garden is well stocked with a variety of shrubs and plants set into the borders with a reattaining reclaimed brick wall. A shaped lawn to the centre and a flagstone paved patio running adjacent to the property and along both sides. A hexagon shaped summer house and brick built store. The garden benefits from an irrigation system, lighting and pedestrian access to the front.



A well presented stone built detached family home located in the highly desirable village of Flore and offered with no upward chain.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact Tel: 01327 316880

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.

Local Authority

West Northamptonshire Council
Tel:0300-126700
Council Tax Band- G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(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	
WWW.EPC4U.COM		



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.

Howkins & Harrison

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