



48 Spring Lane, Flore, Northamptonshire, NN7 4LS

HOWKINS &
HARRISON

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Northamptonshire, NN7 4LS

Guide Price: £295,000

Neatly positioned at the end of a quiet no-through road, this well-presented semi-detached dormer home enjoys an excellent location on the edge of the village, directly opposite a park, perfect for families and dog owners. The property offers off-road parking for multiple vehicles and a detached single garage. Inside, there is a spacious sitting room, a fitted kitchen, a ground floor bathroom, and two dormer bedrooms, all complemented by generous, well-kept gardens.

Features

- Semi-detached home
- Quiet village location
- Open plan sitting room/dining room
- Fitted kitchen
- Family bathroom
- Two bedrooms
- Off-road parking and garage with electricity
- Close to local amenities and park
- Good road links to A45/M1
- Well maintained garden



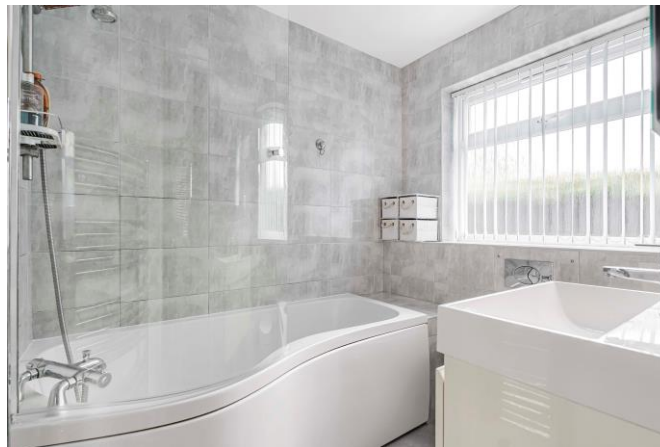
Location

Flore is a charming and picturesque village in West Northamptonshire surrounded by beautiful countryside, offering a welcoming community and a relaxed rural lifestyle. The village has a great mix of amenities, including a primary school, local shop, and friendly pub, along with regular community events.

It is conveniently located between Northampton and Daventry, with easy access to the A45 and M1 for commuting, making this home ideal for those seeking village living with excellent connections.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

The property opens into a welcoming entrance hall with stairs leading to the first floor and useful understairs storage, which also houses the gas-fired boiler. The modern tiled family bathroom includes a shower over bath, WC, and wash basin. The open plan sitting and dining room runs from front to rear, featuring a stone fireplace and sliding doors that lead out to the rear garden patio. The fitted kitchen offers a good range of wall and base units with work surfaces, a 1.5 stainless steel sink, and integrated fridge/freezer and washing machine. A UPVC side door provides convenient external access.

First Floor

There are two double bedrooms, with built-in wardrobes to the master.

Outside

The property benefits from a generous driveway providing off-road parking for several vehicles, together with a single garage with electricity. The rear garden is well-maintained, mostly laid to lawn, with a paved patio area for seating. It's private and not overlooked, with established plants and shrubs along the fenced boundaries.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

Fixtures and Fittings

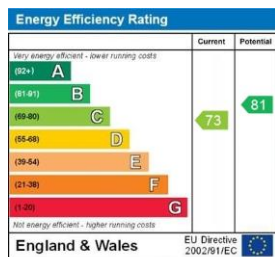
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-C



Approximate Gross Internal Area 780 sq ft - 73 sq m (Excluding Garage)

Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 278 sq ft – 26 sq m

Garage Area 139 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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