



52 Sutton Street, Flore, Northamptonshire, NN7 4LE

HOWKINS &  
HARRISON

52 Sutton Street, Flore,  
Northamptonshire, NN7 4LE

Guide Price: £220,000

A beautifully presented period one-bedroom cottage, full of character and charm, situated in the heart of the popular Northamptonshire village of Flore. The property perfectly combines original features with modern comforts and benefits from a private courtyard garden.

This charming cottage is ideal for those seeking a picturesque village lifestyle.

### Features

- Charming period one-bedroom cottage
- Private courtyard garden
- Feature fireplace
- Double bedroom with fitted wardrobes
- No onward chain
- Local amenities
- Good road links
- EPC Rating-D



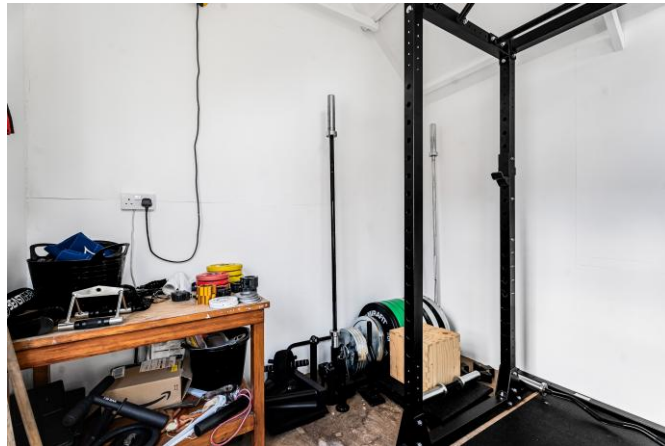
## Location

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

Entering through an attractive blue front door, you are welcomed into a cosy, characterful lounge featuring a wood-burning stove, feature fireplace, and pine built-in cupboards and TV unit. A terracotta-tiled step leads up to the kitchen extension, fitted with a range of wooden base and eye-level units, a gas hob with extractor, under-counter oven, and space for a washing machine and fridge/freezer. The original stained-glass window between the two rooms adds a delightful period touch.

## First Floor

Stairs rise from the lounge, showcasing an exposed brick wall, to the large double bedroom overlooking the front of the property, which benefits from fitted wardrobes and an additional storage cupboard. The bright and airy bathroom includes a large bath with electric shower over, wash hand basin, and WC.

## Outside

From the kitchen, access leads to the rear garden, featuring a gravelled area with steps up to a paved private courtyard garden – a perfect space for relaxing or entertaining. The garden also benefits from a large, light-filled shed, currently used as a home gym.

## Viewing

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

## Fixtures and Fittings

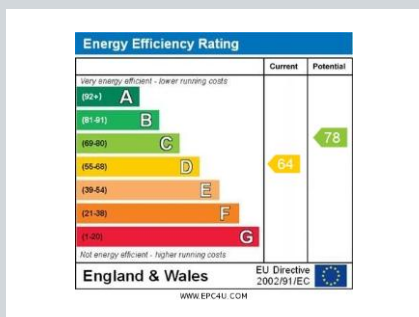
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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-B



## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

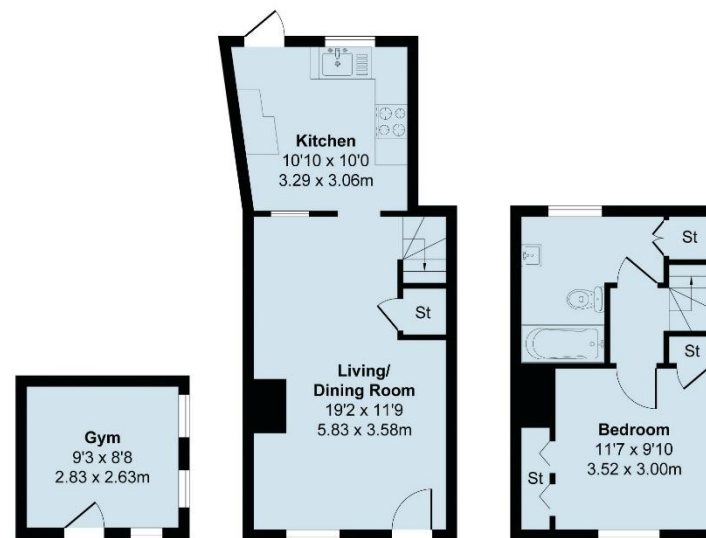
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## Approximate Gross Internal Area 554 sq ft - 52 sq m (Excluding Outbuilding)

Ground Floor Area 329 sq ft – 31 sq m

First Floor Area 225 sq ft – 21 sq m

Outbuilding Area 80 sq ft – 7 sq m



Outbuilding

Ground Floor

First Floor



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.



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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