



48 Spring Lane, Flore, Northamptonshire, NN7 4LS

HOWKINS &  
HARRISON



## 48 Spring Lane, Flore, Northamptonshire, NN7 4LS

Guide Price: £282,500

Neatly positioned at the end of a quiet no through road, this well-presented semi-detached home is offered to the market with no chain and is located opposite Brodie Lodge playing fields, perfect for families and dog owners. The property was formally a three bedroom and could be converted back along with potential to extend (subject to necessary planning permissions). Inside there is a spacious lounge/dining room, fitted kitchen and refitted ground floor bathroom. To the first floor there are two bedrooms. Outside the good-sized rear garden is fully enclosed and well kept. To the front there is a garage and off-road parking.

### 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
- No Chain



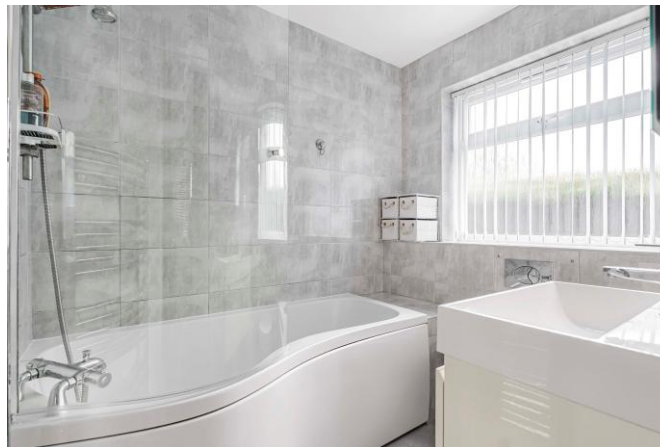
## Location

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 driveway providing off-road parking for two vehicles, together with a single garage. 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

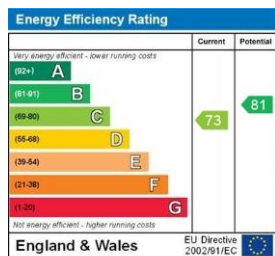
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

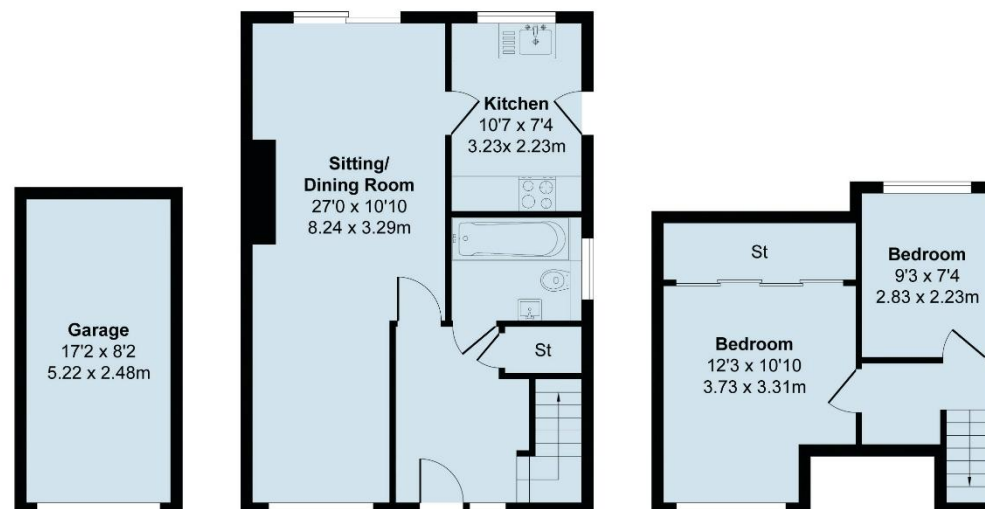
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## Approximate Gross Internal Area 780 sq ft - 73 sq m (Excluding Garage)

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



Garage

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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