



**Spring Lane**  
Flore, Northampton





JACKSON  
GRUNDY  
ESTATE AGENTS

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## Spring Lane

Flore, Northampton, NN7 4LS

TOTAL AREA: APPROX. 81.57 SQ. METRES (878 SQ. FEET)

**A TWO / THREE BEDROOM DETACHED HOUSE SITUATED IN AN ELEVATED POSITION ON A QUIET LANE AND STANDING ON A LOVELY PLOT WITH A LARGE FRONTAGE AND AN ESTABLISHED AND PRIVATE WEST FACING REAR GARDEN.**

- HALL
- CLOAKROOM
- LOUNGE/DINING ROOM
- STUDY/BEDROOM 3
- KITCHEN/BREAKFAST ROOM
- LANDING
- BEDROOM 1
- BEDROOM 2
- BATHROOM

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**£360,000 Freehold**





## THE PROPERTY

A two / three bedroom detached house situated in an elevated position on a quiet lane and standing on a lovely plot with a large frontage and an established and private west facing rear garden.

It has a hall, cloakroom, lounge/dining room, study/bedroom three, kitchen/breakfast room, two first floor bedrooms and a bathroom.

Outside, the driveway leads past the lawn to the garage and the 50ft west facing rear garden has a paved patio area plus lawn and established trees, hedges, bushes, plants and flowers.

The property has radiator heating, double glazing and is offered with no onward chain.

EPC: TBC

Council Tax Band: D





## LOCATION

Flore lies on a south facing hillside positioned between the towns of Northampton (5 miles) and Daventry (7 miles away) with the heart of the old village sitting south of the A4500 Northampton ring road, but now benefits from a newly opened bypass. The village has two churches and a primary school which offers a link into Campion School, Bugbrooke for secondary education. Other amenities include a public house, general stores/post office and plant nursery which also incorporates children's petting farm, produce shop and café on a seasonal basis. Millennium Hall supports a variety of social activities including keep fit classes and 'The Floreboards' amateur dramatics group. Along with the river Nene running to the south of the village and the Grand Union canal to its left, Flore has excellent transportation links, M1 J16 is only 2 miles away and the A5 1 mile, as well as mainline rail services to London Euston and Birmingham New Street from either Northampton or Long Buckby stations.



## IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# FLOORPLAN

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