



19 Nether Lane, Flore, Northampton, NN7 4LR

HOWKINS &
HARRISON

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Northampton, NN7 4LR

Guide Price: £475,000.00

An immaculately presented and thoughtfully extended four-bedroom semi-detached family home, ideally situated in this highly sought-after village location on the edge of the countryside.

This superb property features a stunning open-plan kitchen, dining and family room, alongside a separate sitting room, both benefitting from bi-fold doors that open onto the beautifully landscaped rear garden — perfect for modern family living and entertaining.

Upstairs, there are four well-proportioned bedrooms, including two with stylish en-suite shower rooms, together with a beautifully appointed family bathroom featuring an elegant freestanding roll-top bath.

Features

- An extended four-bedroom semi-detached property
- Reception hallway
- Kitchen/Dining/Family room with modern fitted kitchen
- Sitting room with multi fuel burner
- Two ensuites and a family bathroom
- Enclosed landscaped rear garden
- Off road parking
- Energy rating - B



Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a village shop with a post office. Refill shop with an in-house coffee shop, Millennium village hall, Brodie Lodge playing field and The White Hart public house. There are bus services to Northampton and Daventry.

All Saints Church dates from the 13th century and the non-conformist church was begun in the 17th century on the site in Chapel Lane which is now occupied by the United Reformed Church, the present building dating from 1880.

Additionally, 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 property is entered via a double-glazed front door into a welcoming reception hallway with UPVC double glazed window to the front, laminate flooring, three radiators, fitted storage cupboards beneath the stairs ideal for coats and shoes, and an additional walk-in airing cupboard housing the Worcester pressurised cylinder. A square archway opens into the stunning open-plan kitchen/dining/family room, while a separate panelled door leads into the sitting room.

The sitting room enjoys UPVC double glazed bifold doors opening onto the rear garden, a further front-facing window with fitted shutter blinds, laminate flooring, wall light points and a feature cast iron Flavel multi-burning stove set upon a flagstone hearth. A bespoke display shelving unit adds further character and practicality to the room.

The open-plan kitchen/dining/family room is flooded with natural light from two Velux windows, front-facing UPVC double glazed window with shutter blinds, and bifold doors opening onto the rear garden. The kitchen is fitted with an extensive range of wall, base and drawer units complemented by a large central island with inset one-and-a-half bowl stainless steel sink with Qooker tap providing instant boiling water and breakfast bar seating. There is space for an American-style fridge freezer and dishwasher. The range cooker is in situ and will remain in the property.

A separate utility room provides additional storage and workspace with fitted units, stainless steel sink, plumbing for a washing machine, space for a tumble dryer and concealed gas boiler. A door leads through to the cloakroom WC fitted with a modern two-piece white suite and chrome heated towel rail.







First Floor

To the first floor, the landing provides access to all bedrooms, loft space via pull-down ladder, and a further loft hatch. The spacious primary bedroom benefits from built-in wardrobes and a stylish en-suite shower room comprising low-level WC, pedestal wash hand basin and corner shower cubicle. Bedroom two also enjoys its own en-suite shower room and countryside views to the front. Bedrooms three and four overlook the rear garden, with bedroom four also benefitting from a built-in storage cupboard.

The family bathroom is beautifully appointed with a white three-piece suite including a freestanding roll-top bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low-level WC, chrome heated towel rail and tiled flooring.

Outside

Outside, the rear garden is fully enclosed by timber fencing and has been thoughtfully landscaped to include a paved patio adjoining the property, lawned area with raised planted borders, circular stepping stones leading to a further patio seating area, children's play area with ornamental bark, timber shed, outside lighting and outside tap. Gated side access leads to the front of the property where a block paved driveway provides ample off-road parking.

Extensive solar panels to the front and rear of the property, together with battery storage located within the fully boarded loft space.





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

Fixtures and Fittings

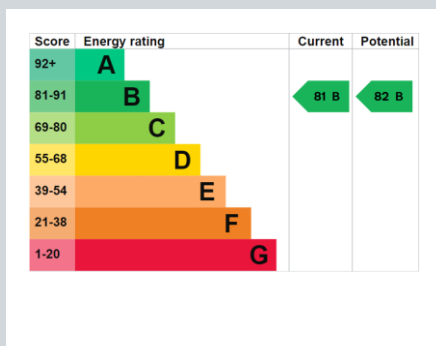
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C.



Howkins & Harrison

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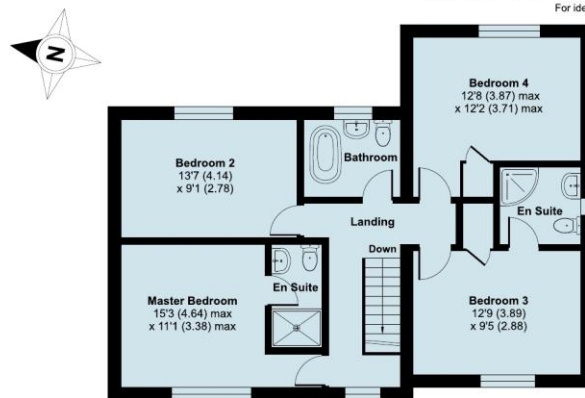
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Approximate Area = 1734 sq ft / 161 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Howkins & Harrison. REF: 1458641

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