



6 The Green, Flore, Northamptonshire, NN7 4LG

HOWKINS &
HARRISON

6 The Green, Flore, Northamptonshire, NN11 4LG

Guide Price: £385,000

Located within the heart of the popular Northamptonshire village of Flore is this charming four bedroom red brick cottage which is believed to date back to 1869 and is offered with no upward chain. The property has been updated and improved by the current owners and retains a wealth of character across the three floors of accommodation. There is a cosy sitting room with a fireplace, kitchen, dining room and garden room to the ground floor. Two bedrooms and family bathroom on the first floor and two further bedrooms on the second floor. Outside, an attractive enclosed rear garden which compliments the cottage perfectly.

Features

- Charming four bedroom cottage
- No onward chain
- Attractive rear garden
- Three storey
- Kitchen with range cooker & integrated appliances
- Sitting room with log burning stove
- Dining room and garden room
- Character features
- Bathroom suite with freestanding roll top bath
- Energy Rating- D



Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a Post Office, Newsagents and general stores, village hall, recreation ground and public house. There are bus services to Northampton and Daventry. Also 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

From the entrance hallway doors provide access to the sitting room and kitchen, with the focal point of the sitting room being the feature fireplace with log burner and exposed floorboards. The dining room has a vaulted ceiling and stained-glass windows with double doors opening onto the rear attractive garden. There is a lovely garden room which is also situated to the rear of the property taking in the garden views and has wood panelling and stable door. The kitchen is fitted with a range of base and wall cabinets with granite work surfaces and Belfast sink unit. The kitchen is also complimented with a range cooker and extractor hood above plus an integrated fridge, freezer and washing machine.

First Floor

The first floor landing has exposed floorboards and provides access to bedrooms three and four and a four piece family bathroom which features a freestanding roll top bath, walk in shower cubicle, WC and wash hand basin. Stairs rise to the second floor landing.

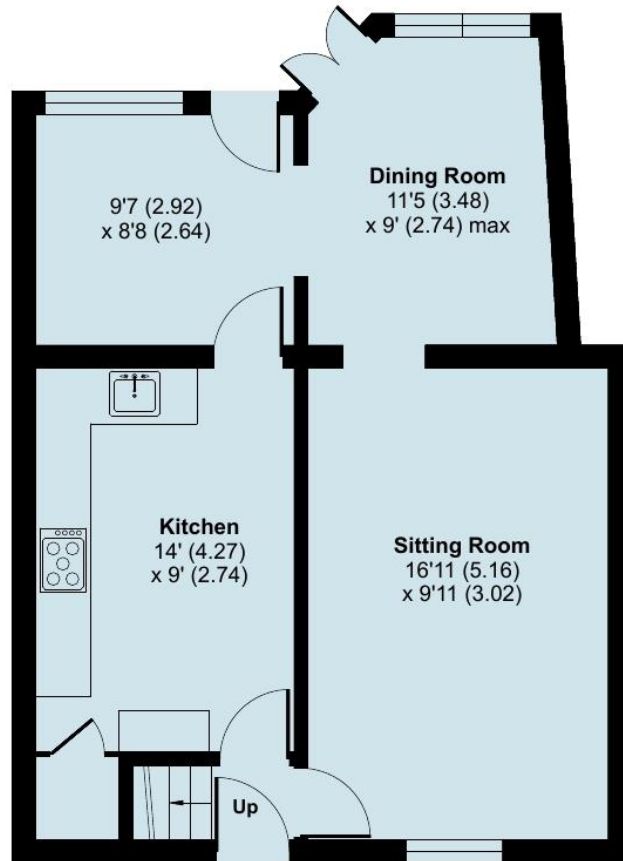
Second Floor

Bedrooms one and two are situated on this floor with 'Velux' windows.

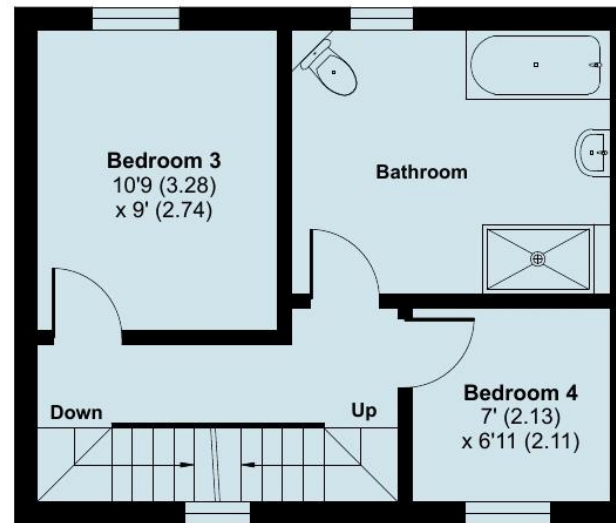
The Green, Flore, Northampton, NN7

Approximate Area = 1244 sq ft / 115.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Outside

An attractive rear cottage garden with established trees and well stocked flower and shrub borders. There is a summer house and two garden sheds along with a lovely seating area ideal for alfresco dining.



A charming four bedroom red brick cottage dating back to 1869 with accommodation over three floors.





Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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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