



27 Spring Lane, Flore, Northamptonshire, NN7 4LS

HOWKINS &
HARRISON

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Northamptonshire, NN7 4LS

Guide Price: £525,000

A substantial and well-presented detached family home, located on a quiet lane near a park and scenic countryside walks, in the popular and highly sought-after village of Flore. The property offers generous and versatile living accommodation, complemented by a large driveway and a detached double garage.

Features

- Substantial detached family home
- Four bedrooms
- En-suite to master and family bathroom
- Three reception rooms
- Fitted kitchen and utility
- Downstairs cloakroom
- Home office
- Driveway parking for multiple vehicles
- Detached double garage
- Beautifully maintained garden



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.

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 opens into a central entrance hall leading to all principal rooms, including a cloakroom and staircase rising to the first floor accommodation. The three reception rooms include a study/office, a spacious sitting room with bay window and open stone fireplace, and an adjoining dining room with access to the conservatory, which leads out to the rear garden. The kitchen is fitted with a range of wall and base wooden units, tiled flooring, worktops with a 1.5 stainless steel sink, integrated oven and grill, gas hob with extractor, dishwasher, and undercounter fridge, and a storage cupboard. A separate utility room offers additional storage, matching units, another 1.5 sink, space and plumbing for a washing machine, and a uPVC door to the side of the property.

First Floor

The landing provides access to all principal rooms. The property boasts three generously sized bedrooms, three of which benefit from built-in wardrobes and the fourth bedroom is currently a dressing room. The master bedroom features a stylish en-suite shower room, complete with a walk-in shower framed by a distinctive glass block wall, along with a WC and wash basin. A spacious family bathroom serves the remaining bedrooms, offering a wooden panelled bath, WC, and an integrated wash basin set within a coordinating wooden vanity unit with storage cupboards.



Outside

To the front of the property, a spacious block-paved driveway provides ample off-road parking and leads to the main entrance, gated side access on both sides of the house, and a detached double garage with an electric up-and-over door. The frontage is attractively enclosed by mature trees and well-established shrubs, offering both privacy and kerb appeal.

The side access includes a uPVC door into the garage, which is fully equipped with power and lighting, houses the gas-fired combi boiler, and features a pitched roof with useful loft storage.

The rear garden is beautifully landscaped, mainly laid to lawn, with a block-paved path that borders the perimeter and incorporates a charming seating area, all enclosed by an array of mature trees and shrubs providing a secluded outdoor space.



Viewing

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

Fixtures and Fittings

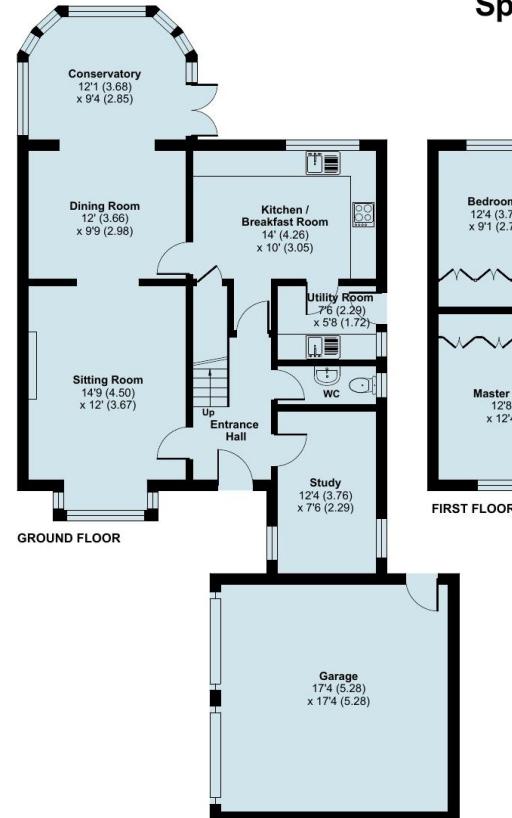
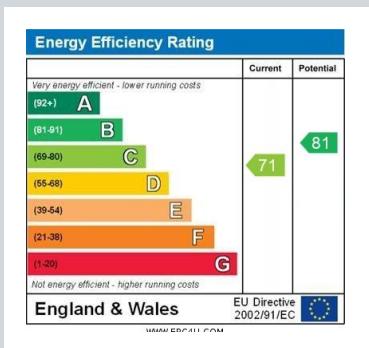
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-F



Spring Lane, Flore, Northampton, NN7

Approximate Area = 1484 sq ft / 137.8 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 1784 sq ft / 165.6 sq m

For identification only - Not to scale

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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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