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Muscott Close, Flore  
Northampton  
Northamptonshire, NN7 4NP  
£300,000 - Offers in excess of



Department: Sales

Tenure: Freehold



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A MODERN THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC AND BACKING ONTO OPEN COUNTRYSIDE. THE NEAREST SECONDARY SCHOOL IS IN A VILLAGE CALLED BUGBROOKE WITH TRANSPORT TO AND FROM PROVIDED FOR FREE.

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#### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- KITCHEN / DINING ROOM
- LOUNGE
- STUDY

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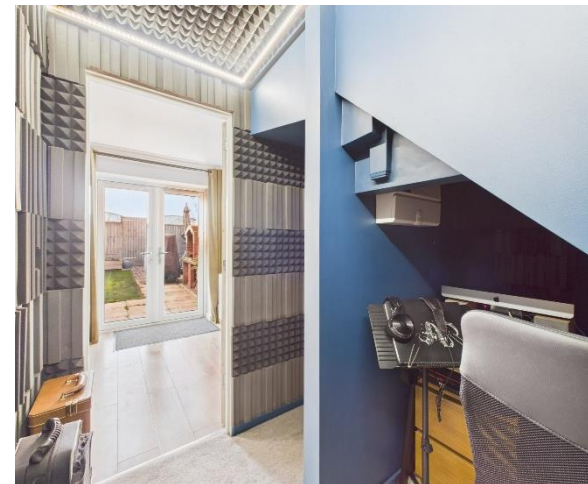
#### FIRST FLOOR

- LANDING
  - EN-SUITE
  - BEDROOM TWO
  - BEDROOM THREE
  - BATHROOM
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#### OUTSIDE

- DRIVEWAY
- REAR GARDEN







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## THE PROPERTY

It has a hall with tiled floor and coat cupboard, refitted cloakroom with storage, lounge with double doors to the garden and a small study.

There is a kitchen / dining room with space for a large fridge / freezer, dishwasher and washing machine plus built in oven, hob and extractor plus extra cupboards.

Upstairs, the main bedroom has built in wardrobes and en-suite shower room, there are two further bedrooms and a bathroom.

Outside, the driveway has space for two cars and the rear garden features an artificial lawn, paved patio area, brick built BBQ and a gate leading to the fields.

The property has uPVC double glazing and radiator heating.

We have been advised of the following: -  
Management Charge - £20-24 PCM

This information would need to be verified by your chosen legal representative.

EPC Rating B. Council Tax Band C.











## MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Driveway
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## 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.

## AGENTS NOTES

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.

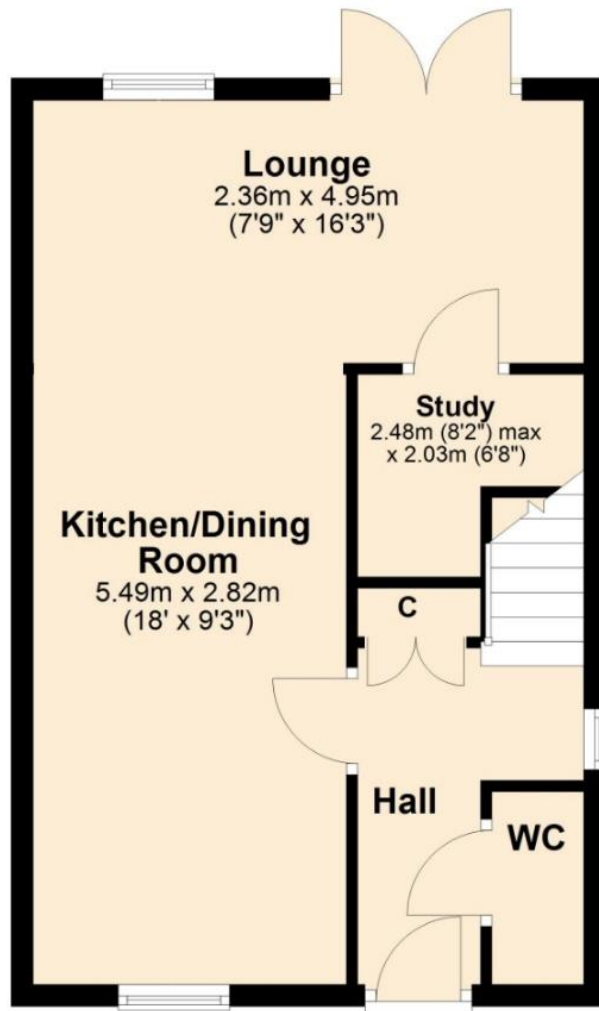


## FLOORPLAN

TOTAL AREA: APPROX. 79.28 SQ. METRES (853.4 SQ. FEET)

### Ground Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



### First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)

