



23 Sutton Street, Flore, Northamptonshire, NN7 4LD

HOWKINS &  
HARRISON

23 Sutton Street, Flore,  
Northamptonshire, NN7 4LD

Guide Price: £475,000

Located in the desirable village of Flore this four bedroomed cottage offers potential to improve further. Owned by the same family since the 1980's, part of the cottage was formally a shop and this space is currently used for storage and is ideal for possible conversion for further living accommodation or an adjoining annexe. There is an enclosed rear garden and a double garage with electric door.

### Features

- A four bedroom cottage
- Potential to convert the adjoining former shop space
- Dining room and sitting room
- Kitchen overlooking the garden
- Double garage
- Former shop space with cloakroom
- South-East facing garden
- Popular village location
- EPC 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 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.



## Ground Floor

The property is entered via a panelled door into a dining room with a front-facing window, exposed ceiling beam and understairs storage. An inner hallway provides stairs to the first floor and access to the kitchen and sitting room. The sitting room features windows to the front and rear, a window seat and a reclaimed brick fireplace with slate hearth.

The kitchen is fitted with wall and base units, a stainless steel sink, space for appliances, a wall-mounted gas boiler, and a door leading to the garden.

The dining room has a door leading into what was formerly a shop and is now currently used as storage and is ideal to convert to an adjoining annexe or further living accommodation for the cottage. Consists of full power and lighting. There is a separate pedestrian door to the front along with a window and partition wall with a door leading to further storage with a tiled floor and full power and lighting. Door leading to a cloakroom with low level WC, wall mounted wash hand basin, tiled floor and a further door from here leads into the garage which has





## First Floor

The first-floor landing has two windows overlooking the rear garden and access to the loft space, with doors leading to the bedrooms and bathroom.

Bedroom one enjoys windows to both the front and rear aspects and features exposed ceiling beams and a stone fireplace with side plinth. Bedrooms two and three both have windows to the front aspect, while bedroom four also faces the front and includes built-in wardrobes.

The floor is served by a separate WC with a low-level WC, wall-mounted wash hand basin and heated towel rail, and a family bathroom with a panelled bath and shower attachment, separate shower cubicle with Triton power shower, pedestal wash hand basin, heated towel rail and built-in airing cupboard.

## Outside

The property benefits from a southeast-facing rear garden, fully enclosed by timber fencing. A paved patio area with two steps leads up to a lawn with well-stocked borders, creating an attractive outdoor space.

The garden also provides pedestrian access to the garage and a covered storage area.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## Viewing

Strictly by prior appointment via the selling agents  
Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

## Fixtures and Fittings

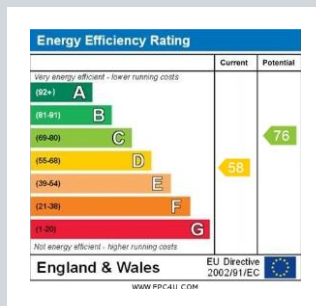
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

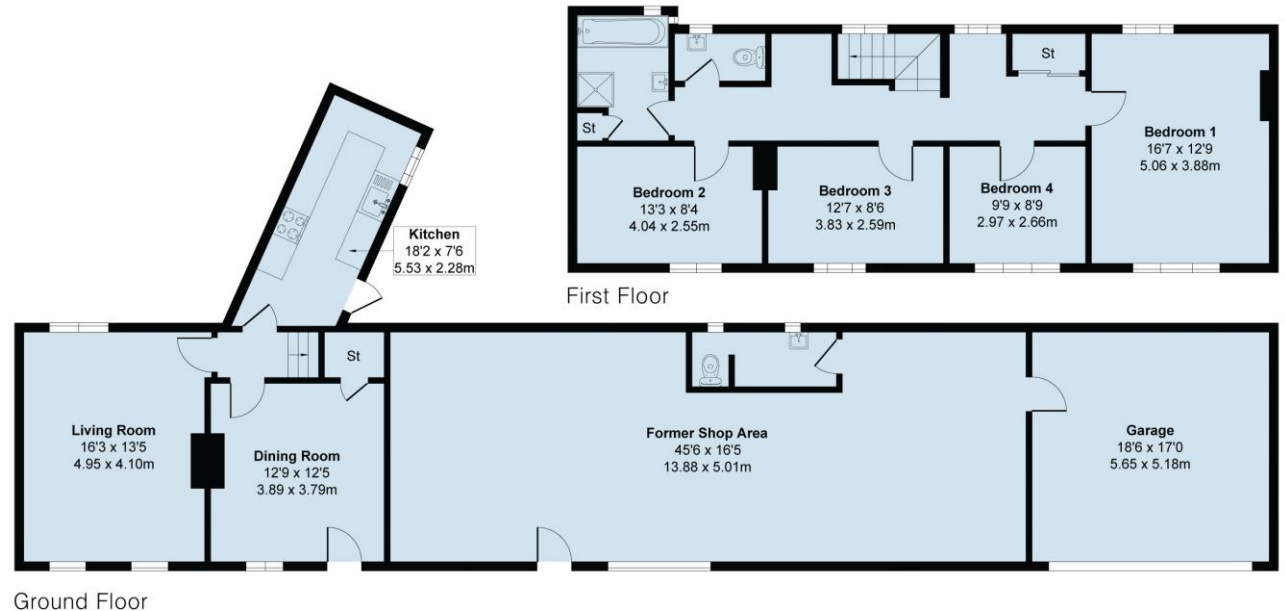
West Northamptonshire Council [Tel:0300-126700](tel:0300-126700)  
Council Tax Band-D



## Approximate Gross Internal Area 2406 sq ft - 224 sq m (Including Garage)

Ground Floor Area 1583 sq ft – 147 sq m

First Floor Area 823 sq ft – 77 sq m



## Howkins & Harrison

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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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