



**Connells**

Larbourne Park Road  
Flore Northampton



## Property Description

Step Inside: The inviting entrance hall leads you through to the heart of the home. The ground floor boasts a superb fitted kitchen/breakfast room, perfect for family meals and entertaining. The spacious sitting/dining room offers ample space for relaxation and entertaining, with French doors providing seamless access to the rear garden. A dedicated home office caters to modern working needs, while a convenient cloakroom/WC completes the ground floor accommodation. Ascending to the first floor, the landing leads to three generous double bedrooms. The impressive main bedroom benefits from stylish fitted wardrobes and a en-suite shower room. A well-proportioned fourth bedroom offers flexibility, and a modern, beautifully appointed family bathroom serves the remaining bedrooms. The square-shaped rear garden is a private haven, enjoying a desirable easterly facing aspect – perfect for morning coffee and enjoying the sun throughout the day. To the front, the property benefits from off-road parking for two vehicles, alongside a single garage set to the side.

Families will appreciate the array of reputable schools nearby, including Weedon Bec Primary School and Flore Church of England Primary School. Secondary education is catered for by Champion School in Bugbrooke. Further esteemed educational establishments within easy reach include Quinton House School (Upton Hall), Northampton High School (Hardingstone), Northampton School for Boys, and Nicholas Hawksmoor Primary School.

## Entrance Hall

Enter via double glazed door to the front aspect. Wall mounted radiator.

## Cloakroom

Wash hand basin and low level WC. Wall mounted radiator.

## Study

6' 9" x 6' 6" ( 2.06m x 1.98m )

Double glazed window to the front aspect. Wall mounted radiator.

## Lounge / Diner

11' 6" x 23' 2" ( 3.51m x 7.06m )

Double glazed french doors to the rear aspect. Double glazed window to the rear. TV point. Wall mounted radiator.

## Kitchen / Breakfast Room

12' 11" x 9' 7" ( 3.94m x 2.92m )

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated appliances. Gas hob with hood over. Double glazed window to the front aspect. Combi boiler. Wall mounted radiator.

## Bedroom One

10' 2" x 11' 4" ( 3.10m x 3.45m )

Double glazed window to the rear aspect. Wall mounted radiator.

## En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

## Bedroom Two

9' 7" x 10' 3" ( 2.92m x 3.12m )

Double glazed window to the front aspect. Wall mounted radiator.

## Bedroom Three

9' 2" x 9' 7" ( 2.79m x 2.92m )

Double glazed window to the front aspect. Wall mounted radiator.

## Bedroom Four

8' 8" x 9' 6" ( 2.64m x 2.90m )

Double glazed window to the rear aspect. Wall mounted radiator.

## Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

## Outside

## Rear Garden

Laid to lawn. Decking area. Patio. Enclosed by fencing.

## Parking

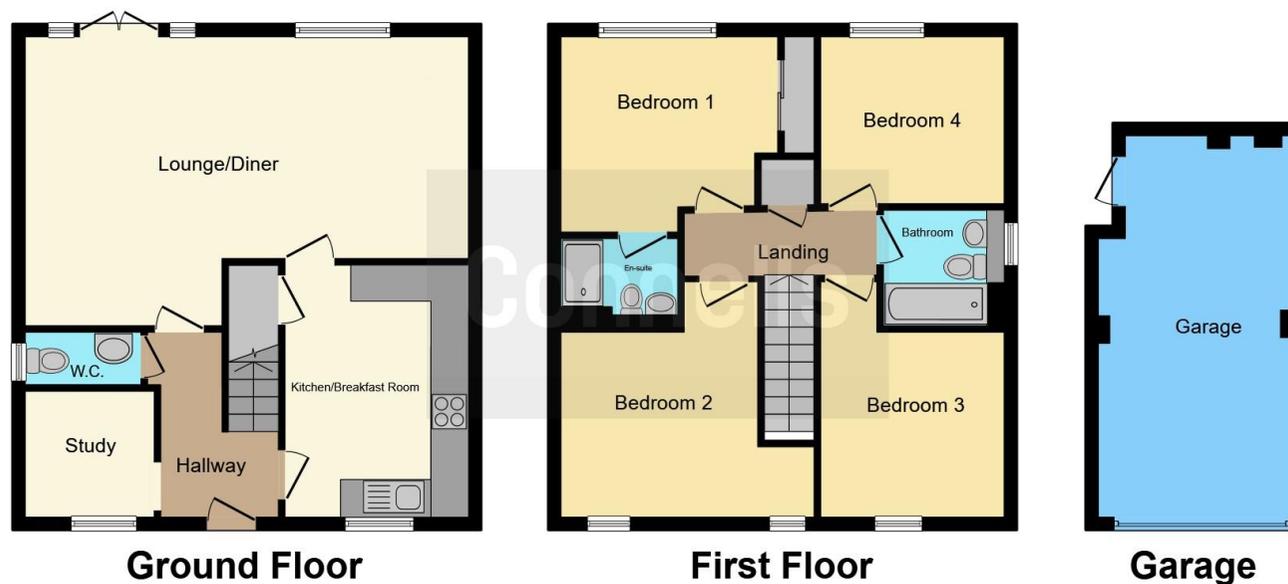
Driveway for two vehicles.

## Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/NHT414589](http://connells.co.uk/Property/NHT414589)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NHT414589 - 0005