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Chapel Lane, Flore, NN7 4LF

£495,000 Semi-Detached

3 2 3



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feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Long Buckby
3 Market Place, Long Buckby, Northampton, NN6 7RR

Call Us 01327 842093
Email Us longbuckby@jacksongrundy.co.uk





Property Summary

An extended and improved semi-detached cottage situated in the heart of Flore village.

Features & Utilities

- ✓ Semi Detached House
- ✓ 1753sq ft
- ✓ Three Double Bedrooms
- ✓ Large Kitchen / Dining Room
- ✓ Two Reception Rooms
- ✓ Log Burner & Open Fire
- ✓ Off Road Parking
- ✓ Low Maintenance Garden
- ✓ En-Suite Shower Room



Property Overview

An extended and improved semi-detached cottage situated in the heart of Flore village. The cottage offers accommodation over two floors commencing with the entrance hall, sitting room boasting an impressive inglenook fireplace, family room with another open fireplace, kitchen/dining room with space for farmhouse style kitchen table and windows to three aspects allowing lots of natural light, there is also a study and cloakroom to the ground floor. The generous master bedroom enjoys a decorative picture window with far reaching views over the nearby countryside and has an en-suite shower room. There are two further double bedrooms and a large bathroom to complete the first floor accommodation. Externally there is gated off road parking and an enclosed rear garden. EPC Rating: D. Council Tax Band: C.

ENTRANCE HALL 2.16m x 3.15m (7'1" x 10'4")

uPVC double glazed window to front elevation. Low level window overlooking kitchen/breakfast room and study. Glazed panel doors to connecting rooms. Enter via hardwood door to entrance hall. Dogleg stairs rising to first floor.

CLOAKROOM

Obscure uPVC double glazed window to rear elevation. Fitted with white suite comprising low level WC and wall mounted wash hand basin.

LOUNGE 4.42m x 4.27m (14'6" x 14')

Double aspect windows to front and rear elevation with seats. Radiator. Imposing inglenook fireplace and flagstone hearth. Exposed beam to ceiling. Wall light points. Door to:

SNUG 4.75m x 3.43m (15'7" x 11'3")

Window to front elevation with window seat. Glazed door to rear. Radiator. Ceiling beams. Feature fireplace with stone mantle, log burner and hearth. Built in storage cupboards. Wall light points.

KITCHEN / DINING ROOM 4.75m x 5.26m (15'7" x 17'3")

uPVC double glazed windows to three aspects allowing lots of natural light. uPVC double glazed door to rear garden. uPVC double glazed patio doors to side garden and parking area. Range of bespoke base units. Recess for Range cooker with contemporary extractor over. Corian work surfaces with inset butler style sink and mixer tap. Tiling to splashbacks. Integrated dishwasher. Tall cupboard. Tiled flooring.

STUDY 2.57m x 3.12m (8'5" x 10'3")

uPVC double glazed door to rear garden. Door to entrance hall. Tiled floor. Built in storage cupboards. Radiator. Spotlights.

FIRST FLOOR LANDING

Two windows to front elevation with one housing a window seat. Radiator. Access to loft space. Cupboard housing boiler. Coving. Spotlight. Doors to connecting rooms.

BEDROOM ONE 4.14m x 5.38m (13'7" x 17'8")

Two uPVC double glazed windows to front elevation. Feature uPVC double glazed picture window enjoying far reaching view across the open countryside beyond. Wall to wall wardrobes. Access to loft. Two radiators. Spotlights. Wood laminate flooring. Door to:

EN-SUITE

Obscure uPVC double glazed window to rear elevation. Heated towel rail. Fitted with white suite comprising tiled double shower cubicle with mixer shower, contemporary oversized pedestal wash hand basin with mixer tap and low level WC. Tiled splashbacks. Tiled floor.

BEDROOM TWO 2.95m x 3.78m (9'8" x 12'5")

Window to front elevation with window seat below. Radiator. Built in wardrobes.

BEDROOM THREE 4.37m x 3.28m (14'4" x 10'9")

Window to rear elevation with window seat below. Radiator. Build in wardrobes.

BATHROOM

Two obscure windows to rear elevation. Two radiators. Access to loft. Spotlights. Fitted with white suite comprising panelled bath with mixer tap and wall mounted shower over, pedestal wash hand basin and low level WC. Tiled splashbacks. Airing cupboard. Built in storage cupboard.

OUTSIDE

FRONT GARDEN

To the side of the property accessed by double timber gates sits a block paved driveway for two vehicles.

REAR GARDEN

This block paving sweeps to the rear of the property extending to a patio entertaining areas. Red brick retaining wall with steps up and a gravel area and flower beds. Outside barn with power and light connected. Water tap. Security lighting

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

EPC Rating – D

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 – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

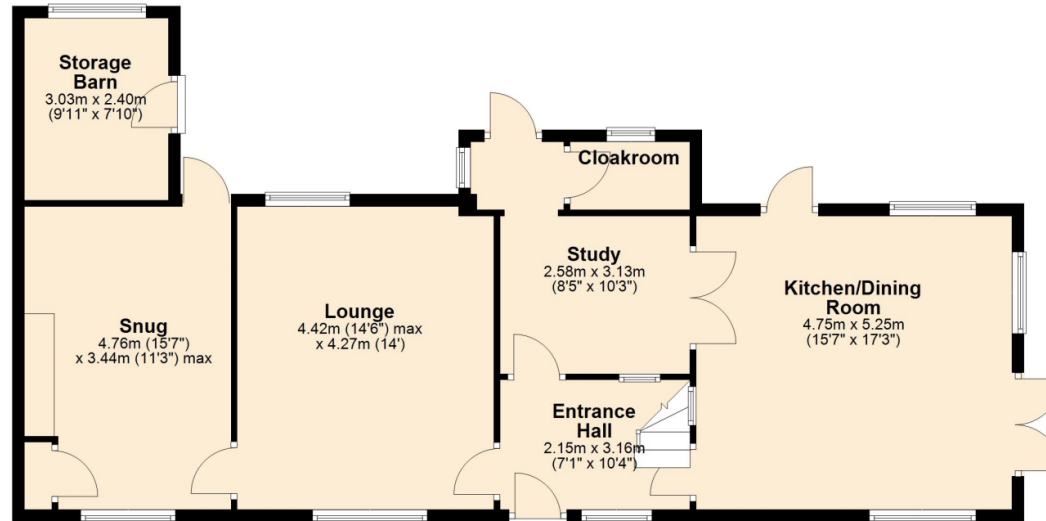
AGENTS NOTES

i Viewings by appointment only through us ii 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 iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

Floorplan

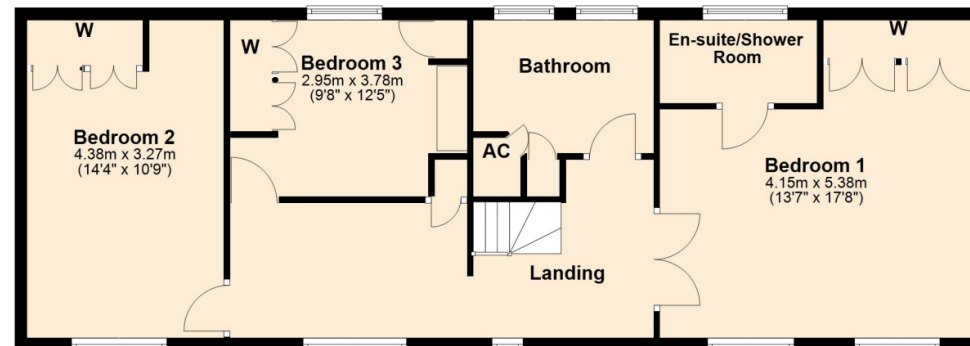
Ground Floor

Approx. 93.4 sq. metres (1004.9 sq. feet)



First Floor

Approx. 83.2 sq. metres (895.7 sq. feet)



Total area: approx. 176.6 sq. metres (1900.6 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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3 Market Place, Long Buckby, Northampton, NN6 7RR

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