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Larbourne Park Road, Flore, NN7 4PT

£625,000 Detached

5 3 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Nestled opposite a charming green within the sought-after village of Flore, this immaculately presented five-bedroom detached family home has been significantly enhanced by the current owners to offer stylish, spacious, and practical living throughout.

Features & Utilities

- ✓ Detached House
- ✓ Five Bedrooms
- ✓ Two En-Suites
- ✓ 31ft Kitchen
- ✓ Landscaped Garden
- ✓ Large Double Garage
- ✓ Lovely Outlook

Property Overview

Approaching the property, a wrought iron gate opens to reveal a beautifully landscaped front garden, with lavender, manicured lawn, and gravelled borders. A storm porch shelters the front door, which opens into a welcoming entrance hall providing access to a cloakroom, study, and an elegant sitting room, complete with panelled walls and a bay window overlooking the green.

At the rear of the house lies a stunning open-plan kitchen/dining room stretching the full width of the property. Thoughtfully refitted to a high specification, the kitchen features quartz worktops, an under-mounted sink, Neff induction hob and extractor, twin Neff ovens, and a built-in dishwasher. The dining area showcases a bespoke fitted dresser unit, with French doors leading out to the private south-facing rear garden. A separate utility room offers additional practicality and storage.

Upstairs, a spacious landing leads to five generous double bedrooms. The principal suite enjoys views over the green, fitted wardrobes, and a stylish en-suite shower room. Bedroom two is dual aspect and also benefits from its own en-suite. The remaining three bedrooms share a well-appointed family bathroom.

The landscaped south-facing rear garden evokes a Mediterranean feel, laid with high-quality porcelain tiles and designed for entertaining, complete with ample space for seating, planters, and outdoor dining. A side gate provides access to the expansive driveway, which offers off-road parking for up to six vehicles and leads to a large double garage. The garage is double-skinned with a vaulted ceiling and skylights-perfectly suited for use as a gym, workshop, or recreational space.

EPC Rating B. Council Tax Band F.

AGENTS NOTES

We have been advised of the following: –

Service Charge – £ 260pa for the upkeep of communal greenspaces.

This information would need to be verified by your chosen legal representative. EPC Rating B. Council Tax Band F.

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GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

STUDY

KITCHEN /DINING / FAMILY ROOM

UTILITY ROOM

FIRST FLOOR LANDING

LANDING

BEDROOM ONE (EN-SUITE)

BEDROOM TWO (EN-SUITE)

THREE FURTHER BEDROOMS

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

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 – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Ask Agent

Mining Risks – Ask Agent

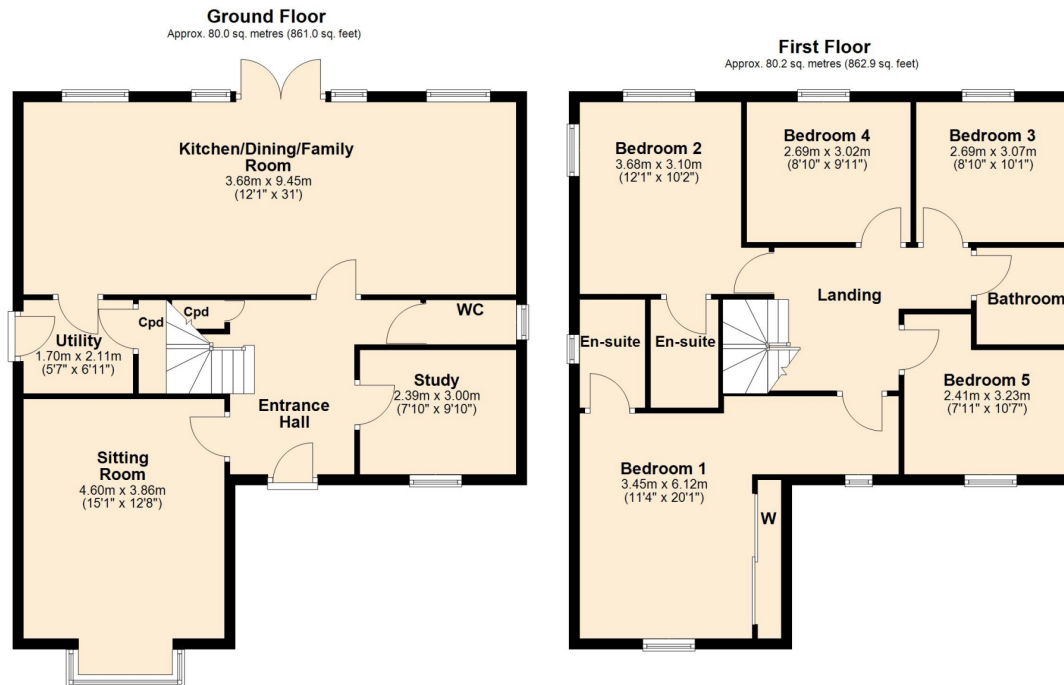
Restrictions – Ask Agent

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



Total area: approx. 160.2 sq. metres (1723.9 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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