



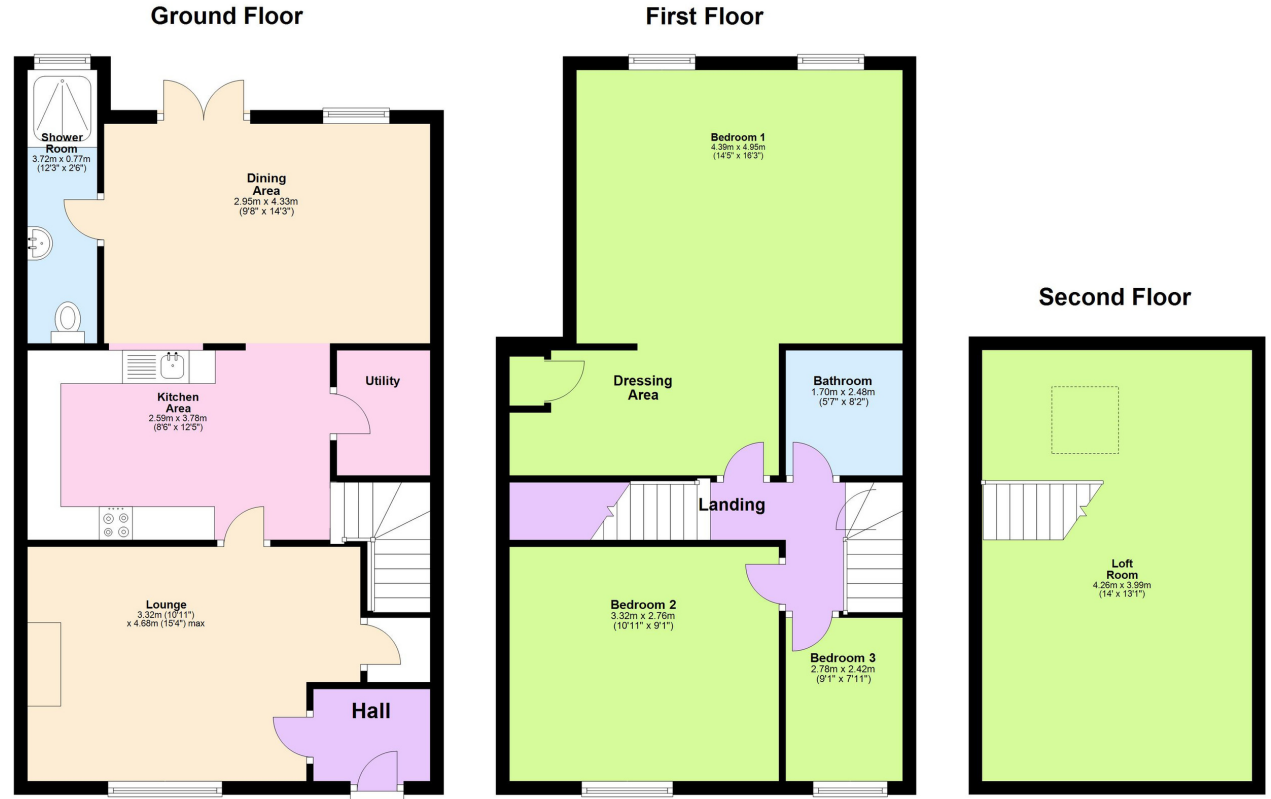
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Flore












3 Bedrooms | 2 Bathrooms | 2 Reception Room | Summer House



23 THE CRESCENT

FLORE, NN7 4NF

-  Sizeable, Low Maintenance Rear Garden
-  Extended Three Bedroom Property
-  Downstairs Shower and WC
-  Large Summer House
-  Additional Loft Room
-  Off Road Parking
-  Cul De Sac Location
-  Utility Room
-  Workshops



LOCAL PROPERTY EXPERT AMANDA LOYDALL

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Amanda showed me around a number of houses and was just so kind and positive. It is quite a big task buying a house and she made me feel secure and comfortable in what I was doing. Quite a skill to install confidence in people. Thank you Amanda

NAME: Jenny, Daventry - 2nd August
ABOUT: Amanda

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



**Extended Three Bedroom Semi Detached Property
For Sale in Flore Northamptonshire.**

This home benefits from a two storey extension to the rear offering a large kitchen/diner, downstairs shower room, utility and lounge to the front. Upstairs there is a huge main bedroom with dressing area which could easily incorporate an en-suite. There's a second double bedroom along with a generous single or study if required as well as a family bathroom on the first floor. The attic space has been converted into a loft room which offers many uses even if it is just for storage. This property benefits from Upvc double glazing and the replaced Gas combination boiler which is approximately 4 years old and is fitted with a Drayton Wisser smart heating controller.

It has electrics, it is fully insulated, has double glazed doors and windows and is also hard wired to the internet so fantastic if you wanted to work from home. There are also additional workshops as well as a large storage area to the side of the property. No mowing necessary! The rear space is paved and low maintenance but if you did want some lawn you could easily create a space. To the front is ample off road parking and there's also electrics to the front as well as the rear. This is a great village home which really offers much more than you probably think perfect if you like tinkering.



LOCATION

Situated in the sought after Northamptonshire village of Flore, this home offers the best of both worlds - village living with an easy commute if required. Access to either the M1 or A5 are just a five minute drive away and Northampton train station, with direct links to London/Euston, is just a fifteen minute drive. Flore has a wonderful community and has so much to offer its residents: a highly regarded primary school; a convenience store; a Post Office; a great pub, which does amazing Indian food; a coffee shop; a church and a village hall. There are wonderful walks on your doorstep, Flore sits on the Nene Jurassic Walk.



Council Tax: B

EPC: D

"Having been lived in by the same family since it was built in the 1930's this village home has been passed down through the generations. But don't judge a book by its cover! What looks like a modest three bedroom semi is in fact a large extended village home and that's only the inside!"

