



6, Larbourne Park Road Flore, Northampton, NN7 4PT

HOWKINS &
HARRISON

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Northampton, NN7 4PT

Offers in excess of: £599,000

This beautifully presented former show home offers spacious and versatile accommodation throughout, finished to a good standard with high-quality fixtures and fittings. Situated in a sought-after location in the village of Flore, the property benefits from five bedrooms, three bathrooms, a dedicated study, impressive open-plan kitchen/family space and a substantial double garage with conversion potential (subject to the necessary consents). An early viewing is highly recommended to appreciate the size and position of this home.

Features

- Former show home finished to a high specification
- Five bedrooms
- Two en-suite shower rooms and family bathroom
- Stunning open-plan kitchen/dining/family room
- Bespoke kitchen with granite worktops and Neff appliances
- Utility room and ground floor cloakroom
- Low maintenance rear garden with porcelain patio and lighting
- Detached double garage with conversion potential (STPP)
- Plantation shutters throughout main rooms
- Ideal family home in a desirable location



Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a Post Office, Newsagents and general stores, village hall, recreation ground and public house. There are bus services to Northampton and Daventry. Also within the village is the Church of England Primary School with secondary education at Campion School in Bugbrooke. The village is well placed for access to the M1 junction 16 approximately two miles away and the A5 at nearby Weedon one mile away.



Ground Floor

The accommodation is entered via a composite front door into a welcoming porcelain-tiled entrance hall featuring a useful understairs storage cupboard and dogleg staircase rising to the first floor. A contemporary cloakroom is fitted with a white suite comprising WC and pedestal wash hand basin.

To the front of the property, the spacious sitting room enjoys a striking box bay window with fitted plantation shutters and decorative floor-to-ceiling wall panelling to two walls. A separate study provides the ideal space for home working.

The heart of the home is the impressive open-plan kitchen, dining, and family room. The bespoke kitchen has been thoughtfully designed with an extensive range of wall, base and drawer units, granite work surfaces and matching upstands. Integrated appliances include Neff double ovens, a five-ring Neff induction hob with extractor canopy above and an integrated dishwasher, alongside space for an American-style fridge freezer. Under counter lighting. The family and dining area offers generous space for both entertaining and everyday living, complemented by bespoke hand-built display cabinet across one wall. Porcelain floor and recessed spotlights. Windows and French doors opening onto the rear garden. A separate utility room provides additional storage, work surfaces and appliance space. A cupboard housing the gas boiler and the hot water cylinder.



First Floor

The first-floor landing gives access to five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, with two UPVC double glazed windows to the front aspect with fitted shutter blinds. Bedroom two is another excellent double room with dual-aspect windows also fitted with shutter blinds and its own en-suite shower room. Three further bedrooms are served by the contemporary family bathroom, fitted with a white suite including a double-ended bath with shower over.

Outside

Externally, the rear garden is fully enclosed by attractive brick walls and timber fencing, creating a private and secure outdoor space. A stylish porcelain patio with integrated ground lighting provides the perfect setting for outdoor dining and entertaining. Additional features include external lighting, power points, an outside tap and gated side access.

A particular feature of the property is the substantial detached double garage. Originally serving as the show home's sales office, the garage benefits from double skimmed walls, a vaulted ceiling with two Velux windows, power, and lighting, and twin up-and-over doors. Offering tremendous versatility, the space presents excellent potential for conversion into a home office, gym, studio, or even ancillary accommodation, subject to the necessary planning permissions and building regulations.

To the front an enclosed front garden area with wrought iron gate and fence. Paved pathway leads to the front entrance with lawn either side. A double width and good-sized driveway leads to the detached double garage.



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 on Tel: 01327-316880.

Fixtures and Fittings

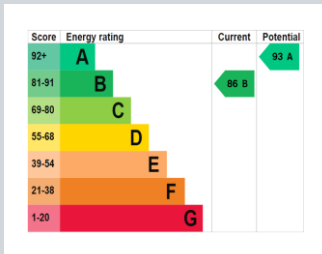
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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
Council Tax Band – F



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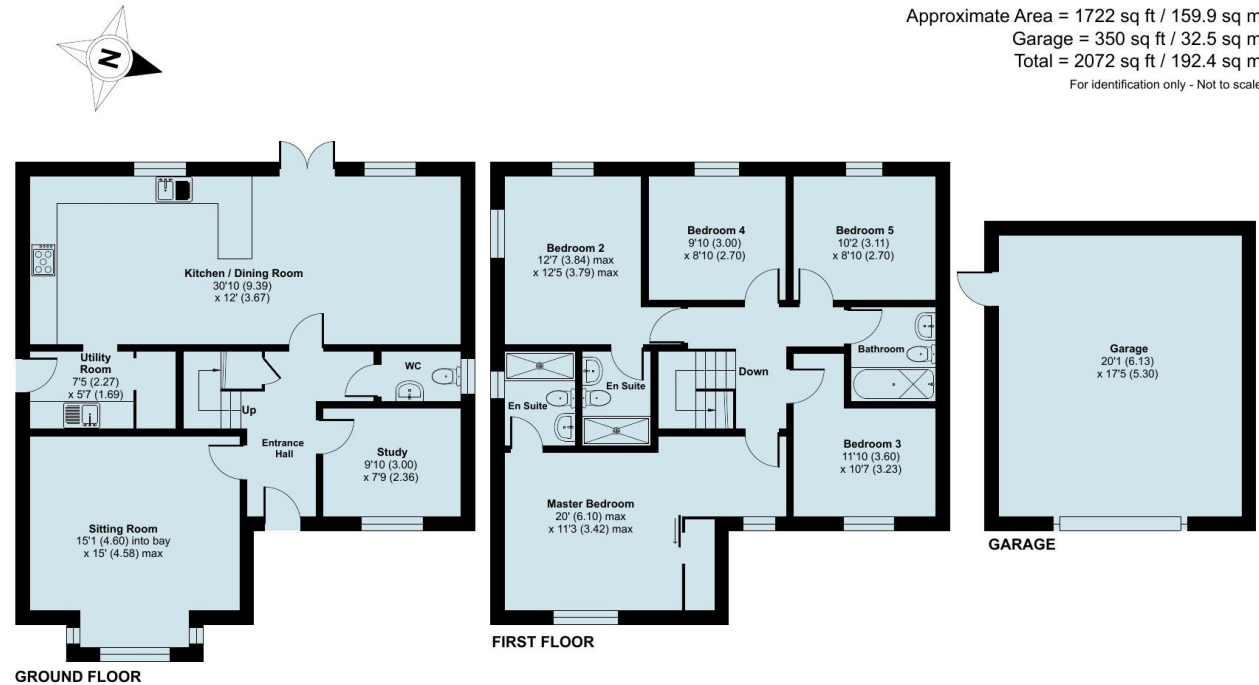
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Approximate Area = 1722 sq ft / 159.9 sq m

Garage = 350 sq ft / 32.5 sq m

Total = 2072 sq ft / 192.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1471094



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