



18 Bliss Lane, Flore, Northamptonshire, NN7 4LJ

HOWKINS &
HARRISON

18 Bliss Lane, Flore,
Northamptonshire, NN7 4LJ

Guide Price: £335,000

A charming three bedroom cottage located in the highly desirable village of Flore and offered for sale with no upward chain. The property enjoys versatile and modern living accommodation across three floors while maintaining a wealth of character with local amenities and easy access to the A45/M1 J16.

Features

- Charming cottage in a village location
- Three bedrooms
- Underfloor heating
- Family bathroom
- Open plan kitchen/diner
- Sitting room
- Downstairs WC
- Garden room and shed storage
- Good road links
- EPC rating - D



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.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

The property enters through a modern composite Upvc door, stepping into the sitting room featuring a multi-fuel burning stove and Karndean flooring, with zone controlled underfloor heating which follows throughout the ground floor. The extended kitchen/diner has stairs rising to the first floor accommodation, including a pantry storage cupboard, downstairs WC and a range of wall mounted and floor standing shaker style cabinets, with work surfaces incorporating 1.5 stainless steel sink, gas range cooker with extractor over, space and plumbing for fridge/freezer, dishwasher, washing machine and dryer. The garden can be accessed via a composite Upvc door from the dining area.

First Floor and Second Floor

The first floor has two double bedrooms with fitted wardrobes and a spacious family bathroom comprising of standing shower cubicle, separate bath, "his & hers" wash basin, and WC, with stairs rising to the third large double bedroom on the top floor.

Outside

The low maintenance tiered garden has artificial grass and paved steps leading to a seating area, featuring a beautiful garden room with light and power, serving as an ideal home office or "quiet space", adjoining a red brick-built storage shed, all enclosed by established shrub/tree borders and fencing.

Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact 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.

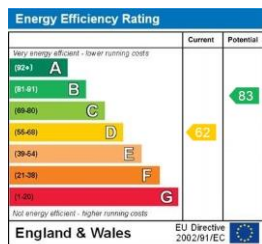
Services

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 - A



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Bliss Lane, Flore, Northampton, NN7

Approximate Area = 1080 sq ft / 100.3 sq m

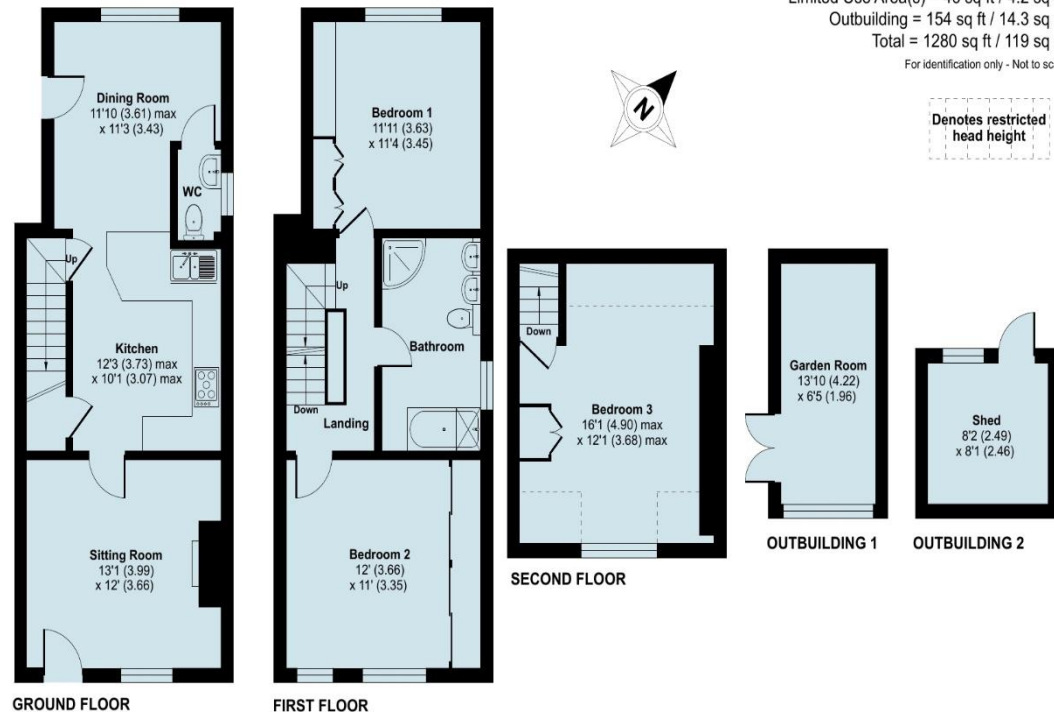
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Outbuilding = 154 sq ft / 14.3 sq m

Total = 1280 sq ft / 119 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Howkins & Harrison. REF: 1228072.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.