



12 Bricketts Lane, Flore, Northamptonshire, NN7 4LU

HOWKINS &
HARRISON

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Northamptonshire, NN7 4LU

Guide Price: £795,000

A substantial and unique detached bungalow offered for sale with no onward chain, thoughtfully extended and enhanced by the current owners, boasting nearly 3000 sq. ft. of versatile living accommodation, situated in the highly desirable village of Flore. The layout of this extensive property is ideal for a range of lifestyle needs such as multi-generational living, home working, indoor swimming pool/gym, self-contained annexes, or simply suited for generous family living accommodation, all enclosed by beautifully maintained gardens.

Features

- Nearly 3000 sqft of versatile living accommodation
- Sold with no upward chain
- Village location
- Six bedrooms, five with en-suite plus a family bathroom
- Home office space
- Indoor swimming pool room
- Beautifully maintained garden and courtyard gardens
- Spacious sitting room and kitchen with high ceilings and adjoining garden room
- Driveway parking for multiple vehicles



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.

Additionally 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.



Family Living Space

The light and airy open-plan living space with lofted ceilings, skylights and underfloor heating includes: the sitting room, laid with an oak engineered wood floor, a feature open fireplace with stone chimney-breast, following through to the garden room with sliding doors and beautiful views over the rear aspect; an elevated walkway running alongside this, with a ladder providing access to a large storage space/useable room within the loft; the spacious fitted kitchen, which has a range of modern gloss wall-mounted and floor-standing cabinets, with quartz work surfaces incorporating 1.5 composite sink, free-standing 5-ring Rangemaster cooker with hood extractor over, and space for free-standing American-style fridge/freezer. The connecting utility room has matching cabinets, sink and work surfaces, with space and plumbing for dishwasher, washing machine and tumble dryer, as well as housing the two gas-fired boilers. Additional shelving provides further storage to this room.

Bedrooms and Bathrooms

There are six bedrooms in total, with five en-suite shower rooms and a family bathroom. The spacious Master and Bedroom 2 mirror each other as self-contained bedroom suites, both fitted with kitchenettes including appliances, and large tiled en-suite wet rooms, each with their own access to side courtyard gardens. Bedroom 3 has fitted wardrobes, French doors to courtyard garden and en-suite shower room, whilst Bedroom 4 has fitted wardrobes and bi-fold doors stepping into the rear garden. Bedroom 5 has fitted wardrobes and a Jack and Jill en-suite shower room off the entrance area, with bedroom 6 serving as a potential additional reception room, with access to the courtyard garden and pool room.





Home office and Lifestyle

The home office connects the open-plan kitchen and hallway, with French doors to a courtyard garden. Extensive boarded loft space can be accessed from a loft ladder in the hallway. There is an indoor swimming pool room, presently used as a home gym.

Outside

The front of the property has a block-paved driveway, allowing parking for multiple vehicles, with gated access to both sides of the house.

The gardens have been separated into private and well-maintained individual areas, with the rear garden serving as the primary laid-to-lawn family space, enclosed by mature shrubs/trees, with a paved patio seating area and walkway following round the building to the side-gated access. From the paved patio seating area a path continues on the opposite side leading to an ornamental pond and wooden beam bridge, surrounded by raised bamboo beds, reaching a secluded courtyard sitting area. There is an additional paved courtyard garden, with a walkway leading to the other side-gated access, allowing private entry for the master and second bedroom.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

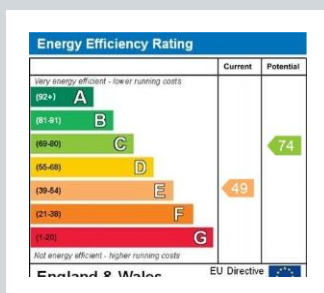
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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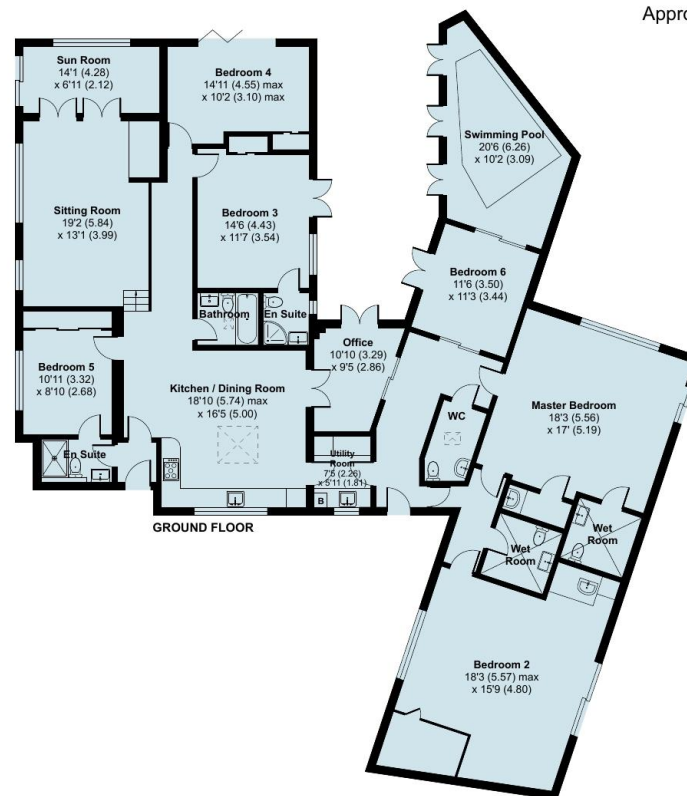


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Bricketts Lane, Flore, Northampton, NN7

Approximate Area = 2931 sq ft / 272.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1281287

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.