

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



48 Spring Lane, Northampton
NN7 4LS

£282,500



Neatly tucked away at the end of a quiet no-through road and enjoying an open outlook across Brodie Lodge playing fields, this well presented semi-detached home is offered to the market with no onward chain. Perfectly suited to families and dog owners alike, the property combines a peaceful setting with excellent outdoor space and exciting potential for future enhancement. Originally designed as a three-bedroom home, the property could easily be reconfigured back to its original layout and also offers scope to extend (subject to the necessary planning permissions).

Internally, the accommodation is both light and spacious. The welcoming entrance hall provides access to the first floor along with useful understairs storage, which houses the gas-fired boiler. The modern, refitted ground floor bathroom is stylishly tiled and fitted with a bath and shower over, WC and wash hand basin.

The impressive open plan sitting and dining room stretches from front to rear, creating a superb social and family space. A charming stone fireplace forms a focal point to the room, while sliding doors open directly onto the rear patio, allowing for seamless indoor-outdoor living. The fitted kitchen offers a range of wall and base units with complementary work surfaces, a 1½ stainless steel sink, and integrated appliances including a fridge/freezer and washing machine. A UPVC side door provides convenient access to the outside.

To the first floor there are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes.

Outside, the property continues to impress. To the front, a driveway provides off-road parking for two vehicles and leads to a single garage. The rear garden is a particular highlight - fully enclosed, private and well maintained, it is mainly laid to lawn with a paved patio seating area, ideal for relaxing or entertaining. Established plants and shrubs border the fencing, creating a pleasant and secluded outdoor space.

Location

Flore is a charming and picturesque village in West Northamptonshire, surrounded by rolling countryside and offering a welcoming community atmosphere alongside a relaxed rural lifestyle. The village benefits from a range of local amenities including a well regarded primary school, village shop and a friendly local pub, as well as regular community events that bring residents together.

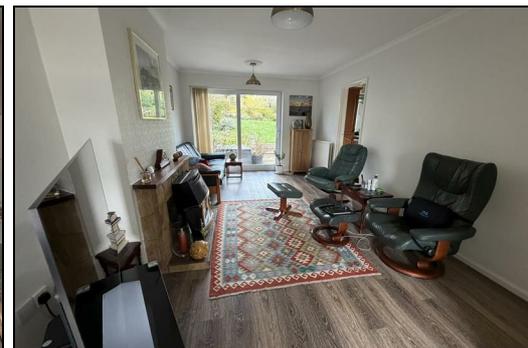
Ideally positioned between Northampton and Daventry, the village also offers excellent transport links with easy access to the A45 and the M1 motorway, making it a fantastic choice for commuters looking to enjoy the benefits of village living without sacrificing connectivity.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Approximate Gross Internal Area 780 sq ft - 73 sq m (Excluding Garage)

Ground Floor Area 502 sq ft - 47 sq m
 First Floor Area 278 sq ft - 26 sq m
 Garage Area 139 sq ft - 13 sq m



Zoopla.co.uk

NATIONAL ASSOCIATION OF ESTATE AGENTS
NAEA
 ESTATE AGENTS

O-E-A
Ombudsman
 www.oea.co.uk

rightmove.co.uk
 The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.