



74 Kingsthorpe Grove
Northampton, NN2 6NT



Derran Dooley

Partnered With

Simpsons
Property Experts



This beautifully presented five-bedroom period property perfectly blends original character with modern living. Set in a sought-after location within walking distance of excellent local schools, shops, and amenities, this is a home that truly offers the best of both worlds — timeless charm and contemporary comfort.

Step through the entrance porch with tiled flooring into a welcoming hallway, where original features such as picture and dado rails set the tone. The living room to the front is full of warmth and character, with stripped floorboards, a feature fireplace, decorative cornicing, and a bay window filling the space with natural light. Sliding doors open into the dining room, another elegant space ideal for entertaining.

The kitchen combines classic style with practicality, offering ample storage, space for a range cooker, and access to the cellar, now a useful utility room. Beyond, an inner hall provides access to a WC, the garden, and a versatile family room, perfect as a snug, playroom, or home office. Steps lead into the bright sun room, featuring a glazed roof and French doors opening onto the garden — a perfect spot to unwind.

Upstairs, the first floor offers three generous bedrooms, including a bay-fronted principal room and a stylish family bathroom with a claw-foot bath. The second floor provides two further bedrooms, both well-proportioned and full of character.

To the rear, the south-west facing garden is private and well maintained, with a large patio seating area, lawn, and vegetable garden — ideal for summer entertaining. The front garden is block-paved, featuring an EV charging point and potential for off-road parking.

EPC RATING - D
COUNCIL TAX BAND - E

 5  2  4

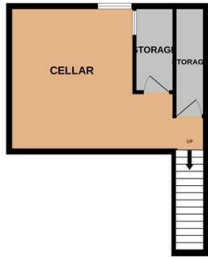
£425,000



Located along the ever-popular Kingsthorpe Grove, this home enjoys a prime position close to a wide range of local amenities. Families will appreciate the excellent choice of local schools, all within walking distance, while leisure enthusiasts can take advantage of the nearby Kingsthorpe Golf Club and the beautiful open green spaces of The Racecourse, perfect for walks, runs or weekend picnics. With everything you need just moments away, it's a fantastic location combining convenience and community.



BASEMENT
306 sq.ft. (28.4 sq.m.) approx.



GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 2416 sq.ft. (224.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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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		
	66	79

England & Wales

EU Directive
2002/91/EC





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