



155 Campus Drive  
Northampton, NN2 7FX

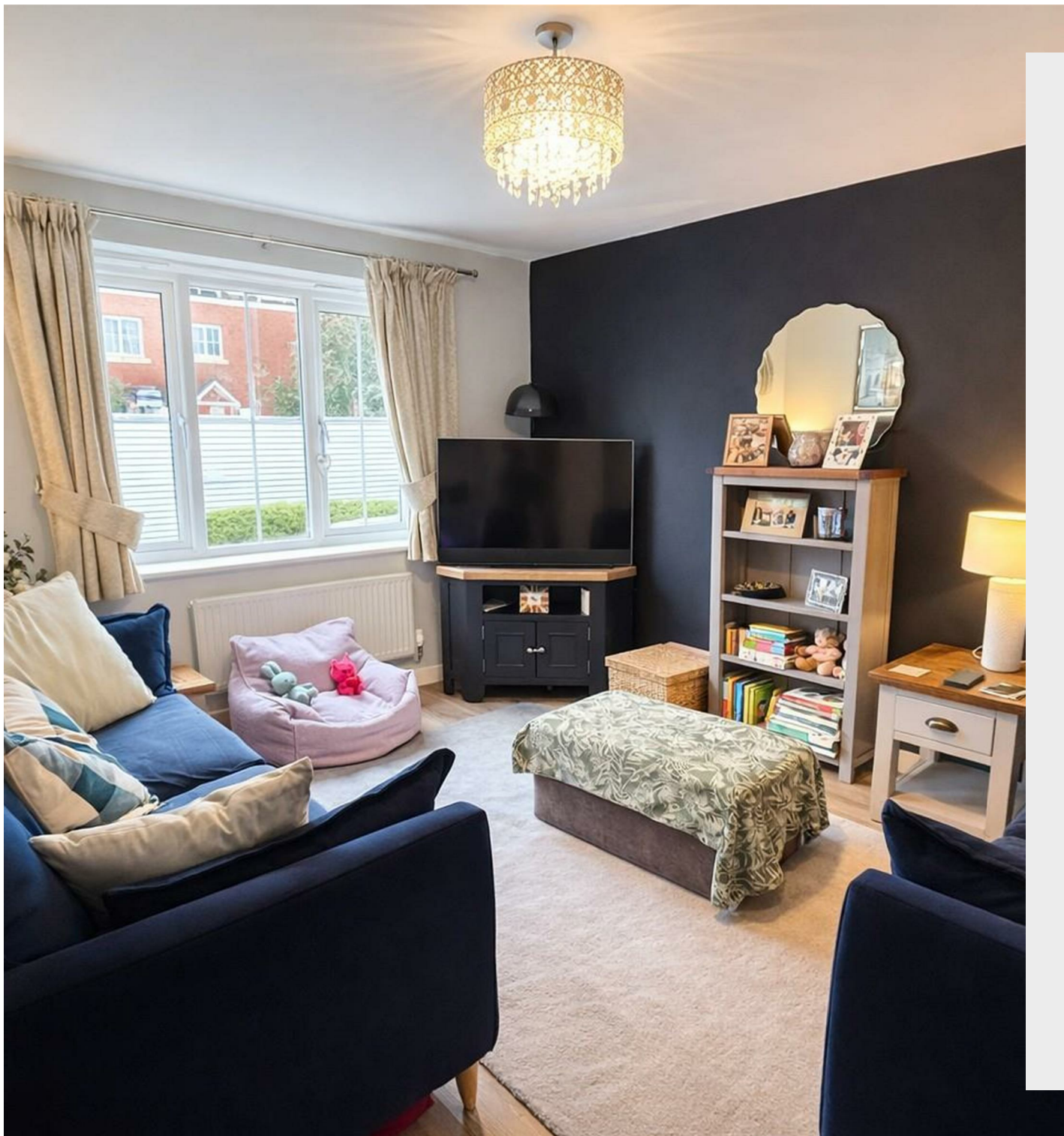


Derran Dooley

Partnered With

**Simpsons**  
Property Experts





An immaculately presented modern four-bedroom detached family home, pleasantly positioned on a quiet residential road within the highly regarded Scholars Green area of Kingsthorpe.

The property offers well-balanced and versatile accommodation, ideal for modern family living. The ground floor comprises a welcoming entrance hall, cloakroom, spacious lounge, separate study/home office, and an impressive open-plan kitchen/diner with French doors opening onto the rear garden. A useful utility room provides additional storage and external access.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with ensuite shower room, together with a contemporary family bathroom.

Externally, the property benefits from a neatly maintained front garden and a driveway providing off-road parking for up to three vehicles, leading to a detached single garage. The enclosed rear garden is attractively landscaped with a patio seating area and lawn, enjoying a sunny aspect and a high degree of privacy—perfect for entertaining or family use.

 4  2  2

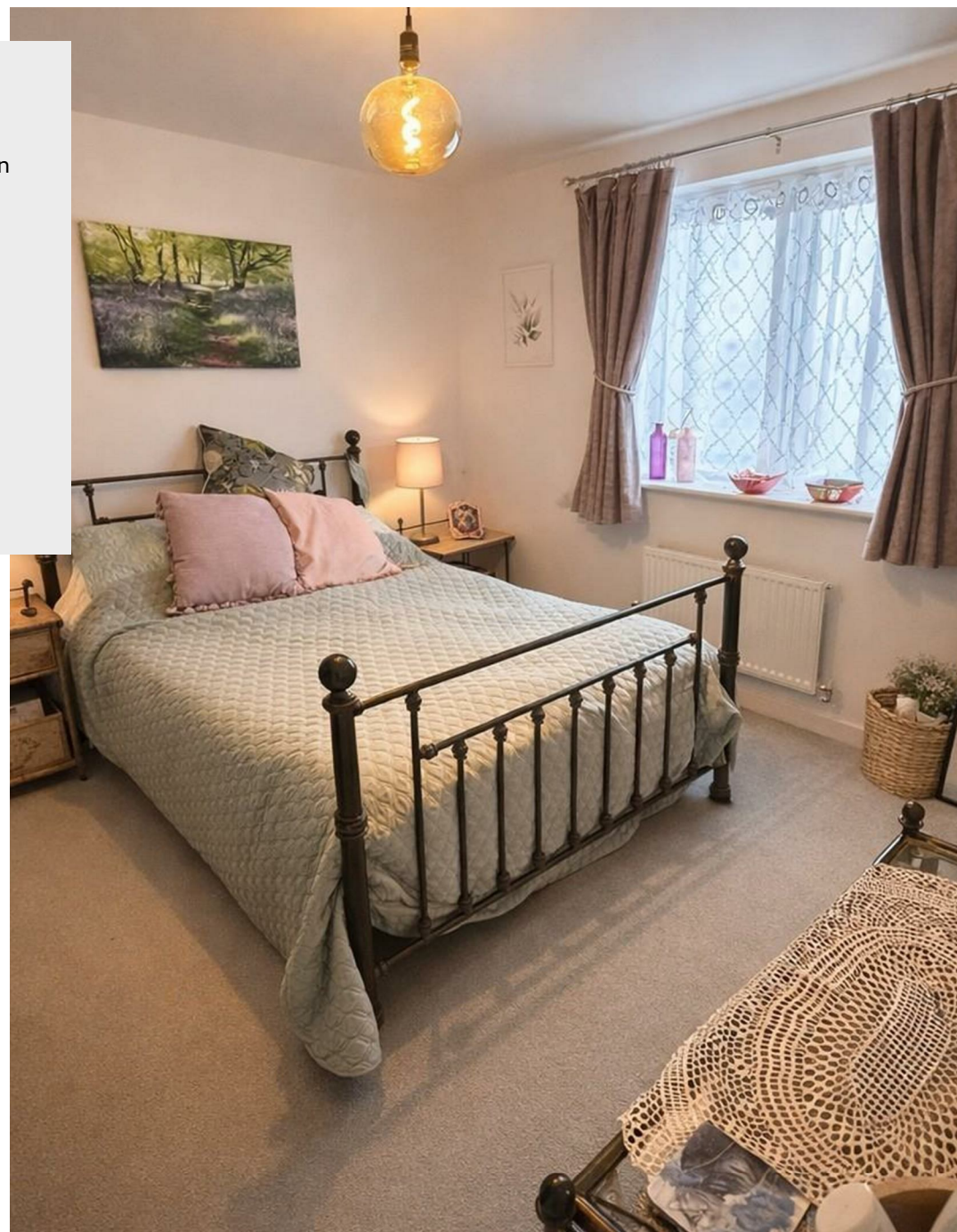
£425,000



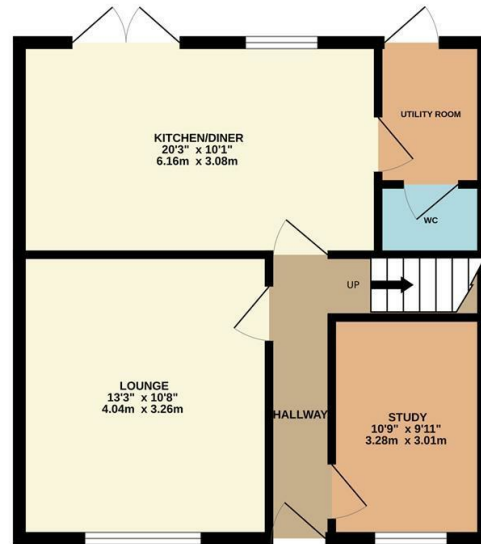




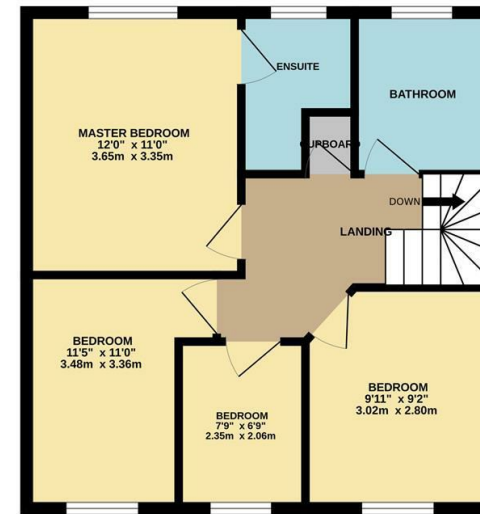
Kingsthorpe offers a wide range of amenities including supermarkets, library, post office, public houses and restaurants, along with regular bus services to Northampton town centre. Well-regarded local schools include Kingsthorpe Village Primary, Boughton Primary, Kingsthorpe Grove Primary and All Saints CEVA Primary, with secondary education available at Kingsthorpe Community College.



GROUND FLOOR



1ST FLOOR



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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