



SERVICES
Mains drainage, gas, water and electricity are connected.

LOCAL AMENITIES
In Kent Road there is a One Stop Store, coffee shop and takeaway restaurants. Within Duston there are a number of shops including a Bakery and Post Office. The nearby

Sixfields Leisure Area provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other Retail Outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

COUNCIL TAX
West Northamptonshire Council - Band E

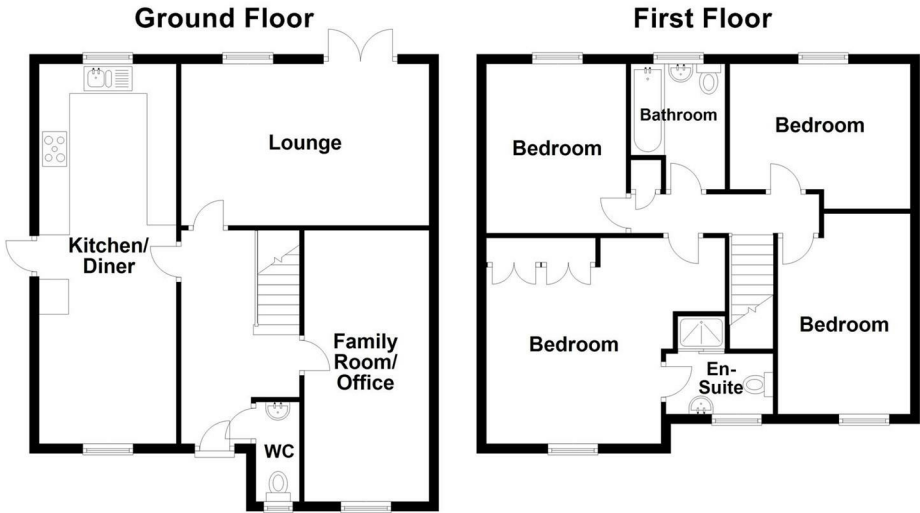
PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

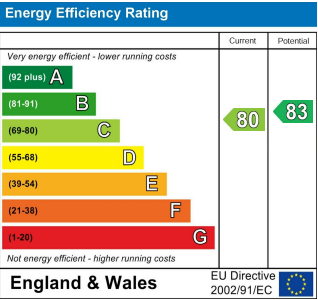
HOW TO GET THERE
From Northampton town centre proceed in a westerly direction along the A4500 Weedon Road to the roundabout junction with Upton Way. Continue straight over signposted towards Daventry along the A45 Weedon Road dual carriageway. Turn right at the next traffic lights on to St Crispin Drive. At the round about continue take the second exit on to Kent Road South and turn fourth left on to Jennings Close and then right onto Howarth Way. Scott Close is then second left and the property can then be found on the left.

DOI/AK14042025/0029



Not to scale. For illustrative purposes only

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7 Scott Close, St Crispin, Northampton, NN5 4DZ



For Auction - Guide £365,000 to £395,000

FOR SALE BY AUCTION ON WEDNESDAY 19TH NOVEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE £365,000 to £395,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 8TH AND 15TH NOVEMBER FROM 10.30AM TO 11.00AM
A much improved and superbly presented four-bedroomed detached family home, located in the desirable area of St Crispin towards the end of a quiet cul-de-sac. The accommodation features an open plan kitchen/dining room with integrated appliances, a sitting room with double doors leading to the garden and a converted garage providing a spacious family/play room. To the first floor, there is a master bedroom which includes fitted wardrobes together with an ensuite shower room. There are three further well-proportioned bedrooms and a family bathroom. Outside to the front, is parking for two vehicles, and the rear garden includes two sun terraces and a lawn area.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With doors leading to all principal ground floor rooms, stairs rising to the first floor and wooden effect flooring.

CLOAKROOM

With WC, wash hand basin and double glazed window to the front elevation.

PLAYROOM/STUDY

18'5 x 8'8

Converted from a former garage the room features a double glazed window to the front elevation and wooden effect flooring.



LOUNGE

16'11 x 11'0

Double glazed doors leading out to the rear garden.



KITCHEN/DINER

25'10 x 9'4



DINING AREA

With windows overlooking the front elevation and wooden effect flooring which also runs through into the kitchen area.



KITCHEN AREA

Fitted with a range of floor and wall mounted cabinets with wood effect work surfaces and featuring integrated appliances including double oven, hob with extractor over, dishwasher, fridge/freezer and washing machine. There is tiling to splashback areas, double glazed door to the side and a double glazed window overlooking the rear garden.



FIRST FLOOR

LANDING

With doors to all principal first floor rooms and a fitted cupboard.

BEDROOM ONE

14'0 x 13'11 maximum

A double glazed window to the front elevation, fitted wardrobes and a door leading through to:-



ENSUITE

7'6 x 6'7

A fitted suite comprising WC, wash hand basin and shower cubicle with double glazed window to the front elevation and tiling to all splashback areas.



BEDROOM TWO

13'8 x 9'2

With a wardrobe recess and double glazed window to the front elevation.



BEDROOM THREE

11'6 x 10'6

Also with a double glazed window to the rear elevation.



BEDROOM FOUR

12'4 x 9'10

With double glazed window to the front elevation.

BATHROOM

8'1 x 6'5

With double glazed window and suite comprising of WC, wash hand basin, heated towel rail, panel bath with shower and screen.



OUTSIDE

FRONT GARDEN

A paved parking area for two vehicles and a small area of lawn.

REAR GARDEN

A patio area accessed from the lounge, an area laid to lawn and a path leading to a further hardstanding for a shed and a sun terrace, ideal for alfresco dining. The rear garden is enclosed by timber fencing and includes planted borders.

For further information on viewing call 01604 259773