



82 Harborough Road North
Northampton, NN2 8LZ



Derran Dooley

Partnered With

Simpsons
Property Experts



Occupying an enviable position on the edge of the highly desirable village of Boughton, this beautifully presented three/four-bedroom semi-detached home offers over 1,800 sq. ft. of versatile living accommodation, landscaped gardens, a garage and driveway parking for up to five vehicles.

**** GUIDE PRICE £600,000 - £625,000 ****

The home has been thoughtfully designed to suit modern family living. At its heart is a spacious kitchen/breakfast room with integrated appliances, ample workspace and space for dining, with sliding doors opening onto the rear patio —perfect for entertaining or enjoying family time overlooking the garden. A separate utility room and downstairs cloakroom add everyday practicality.

To the front of the property is a cosy lounge featuring a charming wood-burning stove, while a second reception room offers excellent flexibility. Currently used as a dining room, it could equally serve as a fourth bedroom, home office, playroom or snug, making the property ideal for growing families or those needing ground floor accommodation.

Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst two further double bedrooms are served by a modern family bathroom.

Outside, the landscaped rear garden provides an excellent space to relax and entertain, with a generous patio, lawn, mature planting and a further seating area. To the front, the extensive driveway and garage provide ample parking for family and visitors alike.

The property also offers exciting future potential, with scope to convert the loft into an additional bedroom and bathroom, subject to the necessary planning permissions and building regulations.

Boughton is one of Northamptonshire's most desirable villages, offering a highly regarded primary school, village pub, local amenities and beautiful countryside walks, whilst remaining within easy reach of Northampton, the A43, A14 and M1.

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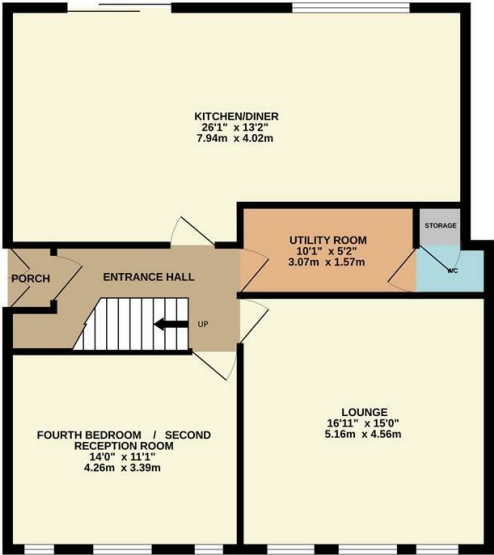
Guide price £600,000



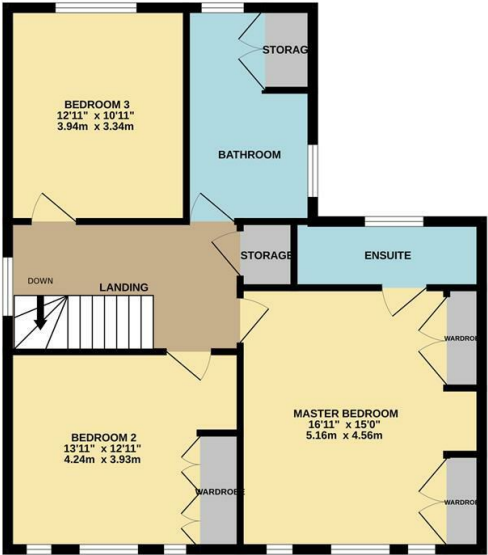
Boughton is one of Northamptonshire's most desirable villages, renowned for its strong sense of community and picturesque surroundings. The village offers a highly regarded primary school, the popular Whyte Melville pub, local amenities and an abundance of countryside walks right on the doorstep. Despite its peaceful village setting, Boughton enjoys excellent commuter links with easy access to Northampton, the A43, A14 and M1, making it an ideal location for those seeking the perfect balance between rural living and convenience.



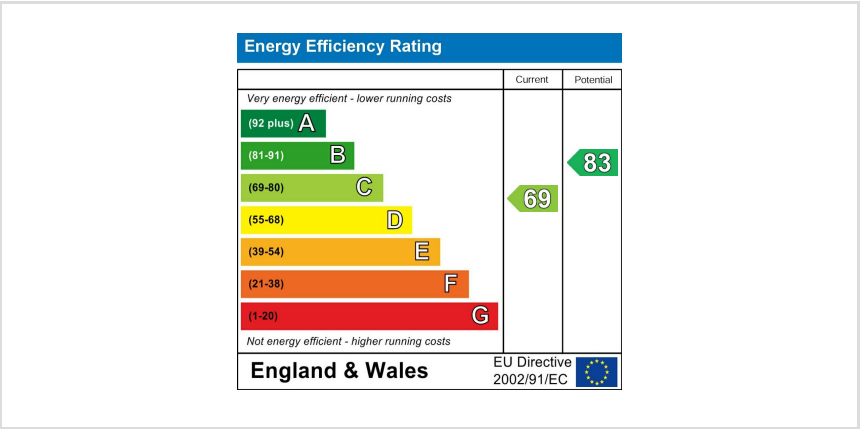
GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1836sq.ft. (170.6 sq.m.) approx.
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Derran Dooley
Partnered With
Simpsons
Property Experts

Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

