



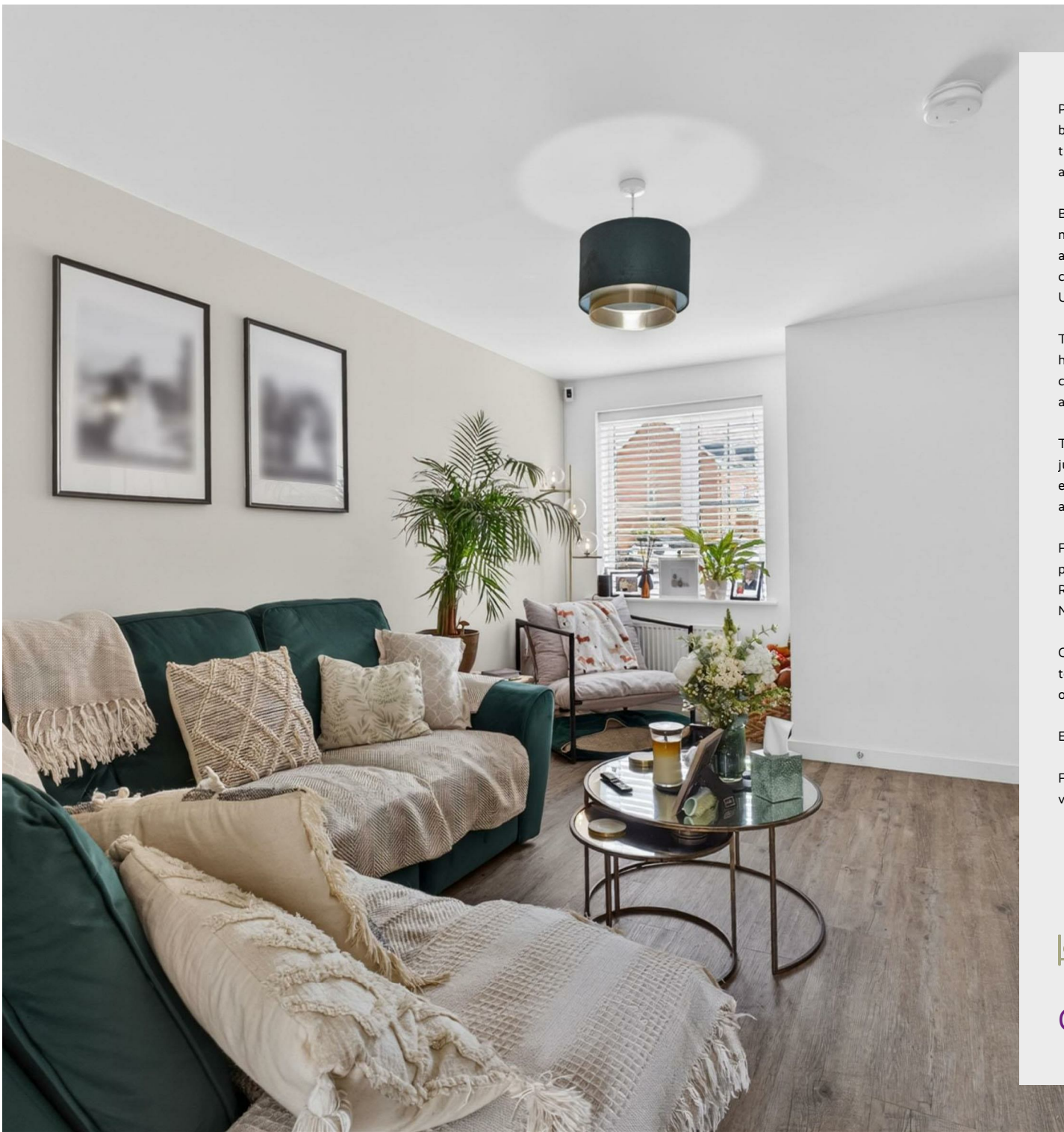
192 Campus Drive
Northampton, NN2 7FW



Derran Dooley

Partnered With

Simpsons
Property Experts



Positioned on the popular Scholars Green development in Kingsthorpe, this beautifully presented two-bedroom semi-detached home offers something that's often hard to find with modern homes – a genuinely generous garden alongside excellent access to schools, amenities and green open space.

Built by Persimmon Homes in 2022, the property has been exceptionally well maintained by the current owners and is ready for its next chapter. The accommodation includes an entrance hall, spacious lounge, cloakroom and a contemporary kitchen/dining room with direct access to the rear garden. Upstairs are two well-proportioned bedrooms and a modern family bathroom.

The rear garden is a real highlight. Larger than many found with similar homes on newer developments, it provides plenty of space for entertaining, children's play equipment, gardening or simply relaxing outdoors. To the front, a block-paved driveway provides off-road parking for at least two vehicles.

The location combines convenience with outdoor living. Bradlaugh Fields is just a short walk away, offering extensive green space perfect for dog walks, exercise and evening strolls. The property is also well placed between primary and secondary schooling, making it a practical choice for growing families.

For everyday convenience, Kingsthorpe High Street is within walking distance, providing a wide range of shops, supermarkets, cafés and other amenities. Regular bus services from the top of the road offer direct links into Northampton town centre, which is also only a short drive away.

Offered by motivated vendors looking to move, this is a fantastic opportunity to purchase a modern home that combines excellent presentation, valuable outside space and a location that makes day-to-day life easy.

EPC Rating: B | Council Tax Band: B

Freehold Communal/Green Space Contribution: £130.27 per annum (subject to verification by your legal representative).



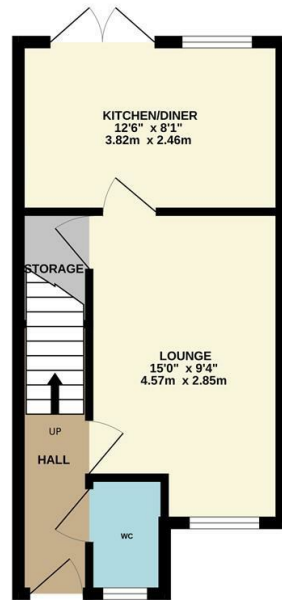
Offers in excess of £250,000



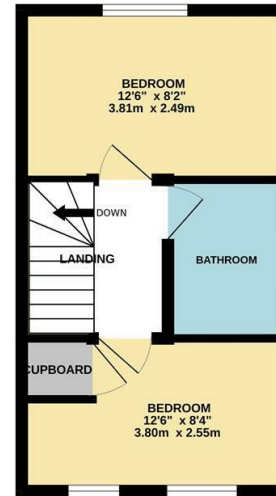
Scholars Green is a modern development on the northern edge of Kingsthorpe, offering a convenient blend of everyday amenities and open green space. Within walking distance are local shops, supermarkets, cafés and services along Kingsthorpe High Street, while nearby bus routes provide direct access into Northampton town centre. The development is also well placed for families, with both primary and secondary schools close by, and enjoys easy access to Bradlaugh Fields, a popular area of open countryside and parkland ideal for walking, running and dog owners.



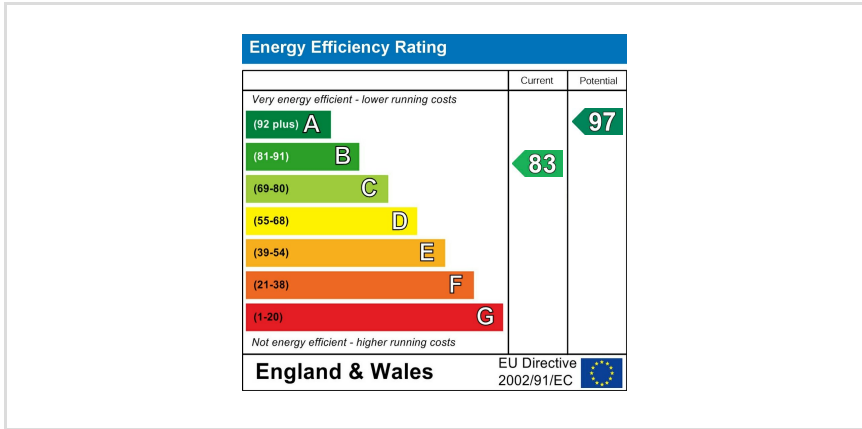
GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 651sq.ft. (60.5 sq.m.) approx.
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