

52 Buxton Way  
Boughton  
Northampton  
NN2 8GD

£285,000

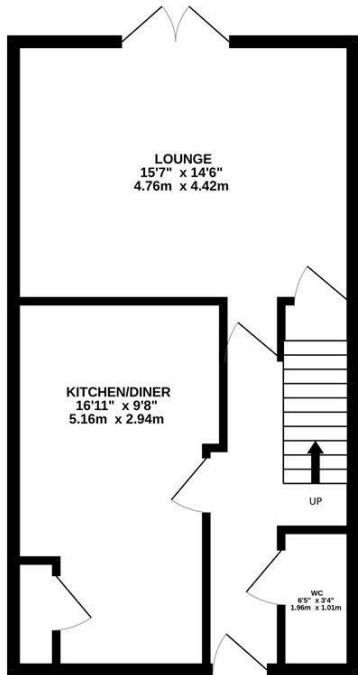


OSCAR JAMES

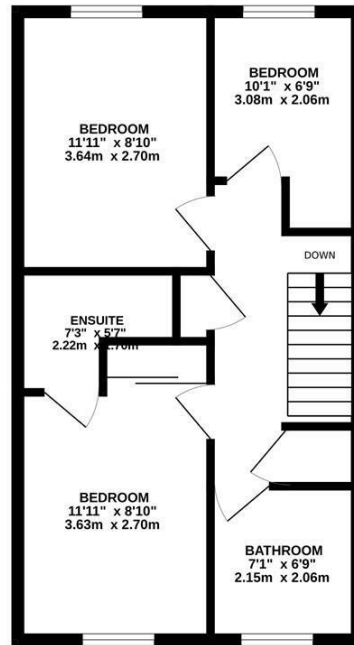
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# FLOOR PLANS

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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## AT A GLANCE...



Bright and Spacious Lounge



Modern Kitchen with Integrated Appliances



Three Generous Bedrooms



En Suite To Master Bedroom



Enclosed Rear Garden



Off Road Parking For Two Vehicles



## WHAT'S GREAT?

Oscar James are pleased to offer this immaculately presented three-bedroom semi-detached home, set within the popular Buckton Fields development on the outskirts of Boughton and Kingsthorpe. With local shops, schools and green spaces all within walking distance, it's a great spot for day-to-day living.

As you step inside, you're welcomed by a bright entrance hall with access to a convenient downstairs WC. The kitchen/breakfast room is modern and well laid out, offering plenty of space for cooking and dining, while the lounge to the rear is light and comfortable, with patio doors opening straight out to the garden. There's also useful built-in storage on the ground floor.

Upstairs, there are three well proportioned bedrooms. The main bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining two bedrooms are served by a family bathroom.

Outside, the rear garden enjoys plenty of sun and is mainly laid to lawn with a patio area — ideal for sitting out in the warmer months. To the front, the property comes with two allocated parking spaces.

A lovely home throughout and a fantastic option for first-time buyers or anyone looking for something ready to move straight into.

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# SELLER'S SECRET

One of the things we've loved most about living here is how the lounge fills with natural light in the spring and summer months. The sunlight gently pours in and makes it such a warm, welcoming space to relax and spend time together.

The location has been perfect for us. We're just a short walk from Brampton Valley Way, which is lovely for walks and getting outdoors, and it's easy to pop over to the Windhover pub, Smiths Farm Shop, or The Brampton Halt. Local shops are also incredibly convenient, only a couple of minutes' stroll away.

It's a wonderfully quiet area and we've been very lucky to be surrounded by such friendly, welcoming neighbours, which has really made it feel like home.



*Why we like it....*

Immaculately presented and ready to move straight into, this property is the perfect choice for first-time buyers.

Early viewing is highly recommended to avoid disappointment

*To buy or not to buy....*

## OSCAR JAMES

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