



3 - 5 The Green
Northampton, NN2 6QD



Derran Dooley
Partnered With
Simpsons
Property Experts



Dating back to the early 19th century, this exceptional four-bedroom period home offers far more than accommodation — it offers character, charm and timeless appeal. Set overlooking a quiet green in the heart of the highly sought-after village of Kingsthorpe, this centrally located property enjoys a picturesque and convenient position.

The welcoming entrance hall, complete with elegant tiled flooring, sets the tone immediately. To the right lies a generous living room rich in character, centred around a striking feature fireplace with log burner — perfect for cosy evenings. The bright and spacious dining room, illuminated by a sash window, provides an ideal setting for entertaining.

To the rear, the country-style kitchen and breakfast room enjoy views over the garden and offer a warm, homely space for everyday living. A more recent addition enhances the home further, with a versatile garden room or studio featuring French doors opening onto the courtyard, along with a separate office, WC and utility room — ideal for modern family life or those working from home.

The first floor hosts three beautifully proportioned double bedrooms, all boasting high ceilings, original fireplaces and period details. The family bathroom is tastefully appointed with a roll-top bath, corner shower and traditional fittings. To the rear, a further bedroom leads via staircase to the second floor, currently arranged as two additional double rooms, offering flexible accommodation or potential for an impressive principal suite.

Outside, the charming courtyard garden is a true retreat, adorned with roses and passionflower. Steps lead to a raised terrace — a perfect suntrap for relaxing or entertaining.

A rare opportunity to acquire a substantial and character-filled home in a prime village setting.

EPC RATING - C
COUNCIL TAX BAND - B

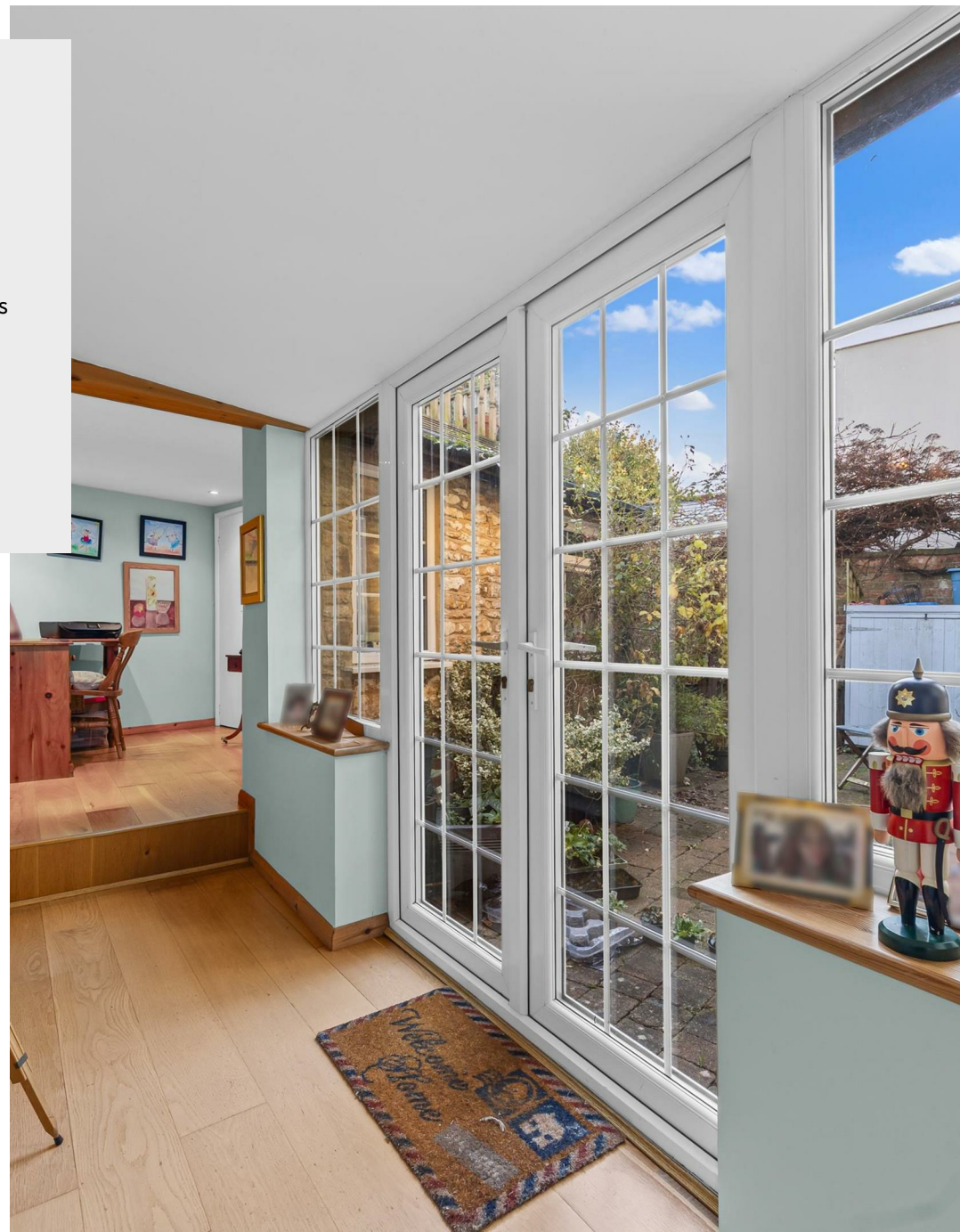
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Offers over £450,000



Positioned in the heart of Kingsthorpe village, the property enjoys an enviable setting overlooking a quiet green while remaining exceptionally well connected. Kingsthorpe front is just a short walk away and offers a wide range of local amenities including independent shops, cafés, supermarkets, public houses and everyday services.

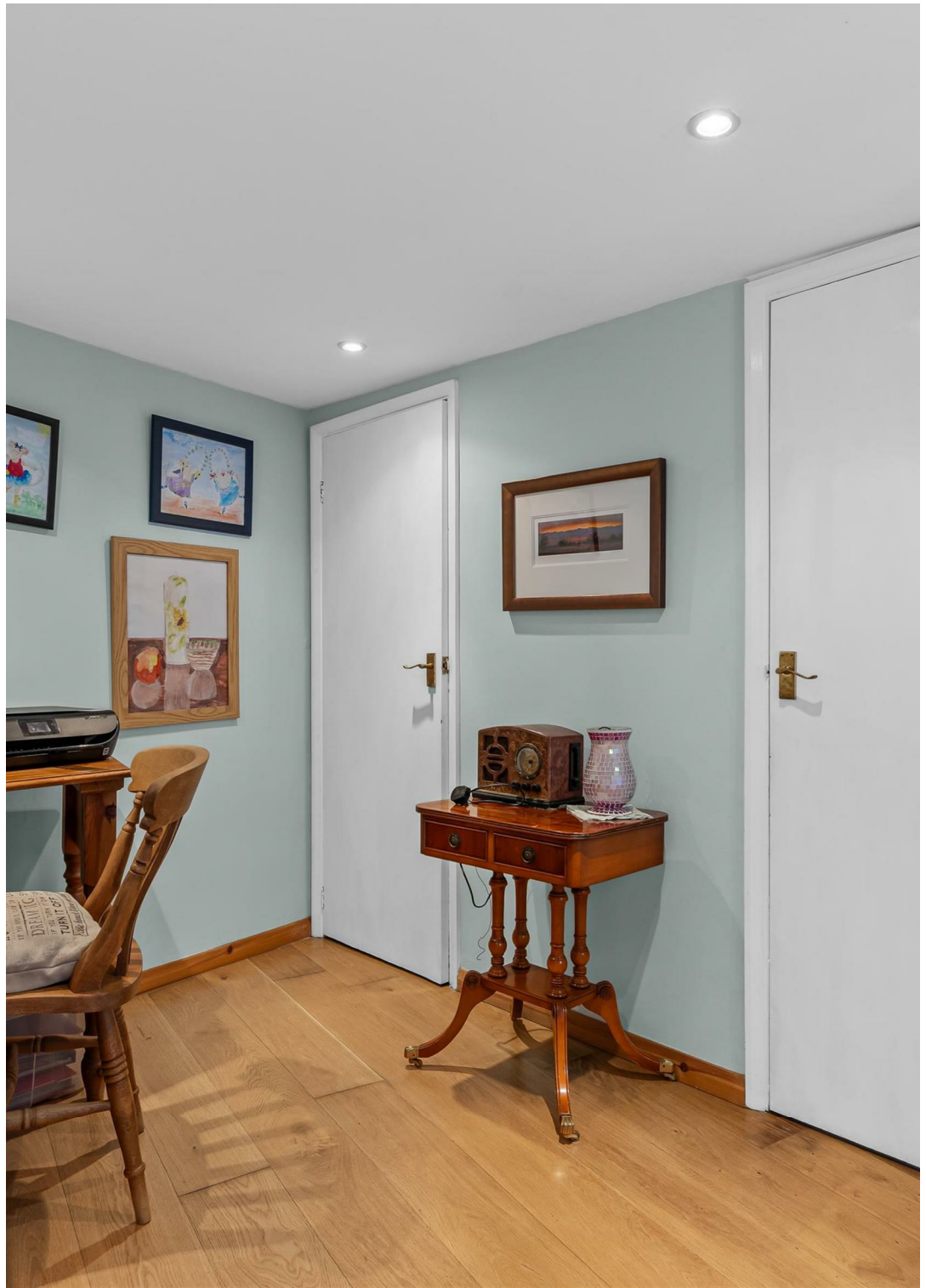
Northampton town centre is easily accessible via regular bus services located close by, offering convenient connections for commuters, shopping and leisure facilities. With its strong sense of community, excellent transport links and close proximity to the town centre, Kingsthorpe remains one of Northampton's most desirable village locations.



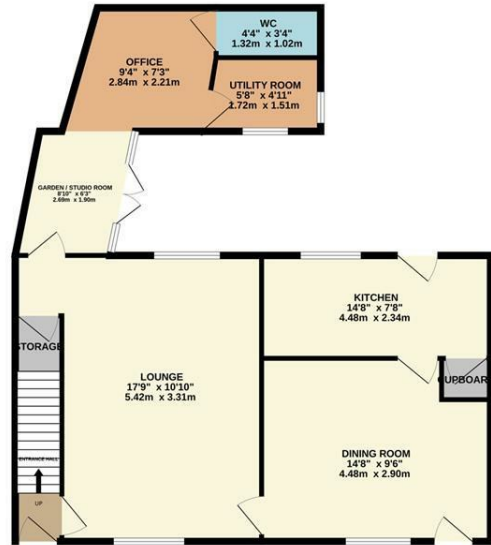


Vendor's Comments;

"We have lived in this wonderful home for over 30 years and have truly loved every moment here. It has been a fantastic family home where our two daughters have grown up and thrived. The strong sense of community and the friendly neighbours have made living here especially enjoyable, and we will always cherish the memories made in this very special place"



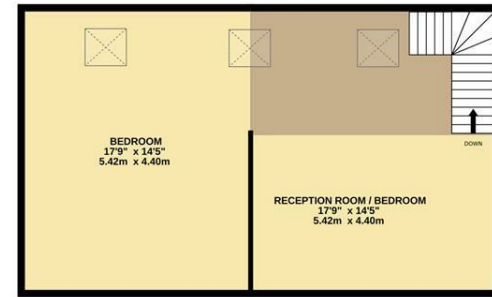
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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