

# Property Details

45 Manor Close, Harpole, Northampton,  
Northamptonshire, NN7 4BX

Guide Price **£315,000**





# Property Photos

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Creation Date

**22/01/2026**

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# Property Floor Plans

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Ground Floor



# Property Info

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Property Type
Bungalows
Property Style
Semi-Detached Bungalow
Bedrooms
3
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
-
Agency Type
-
Parking
Garage
Type
Sales
Electricity
Mains Supply

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-



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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£315,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

# Property Features

45 Manor Close, Harpole, Northampton, Northamptonshire, NN7 4BX

## Feature 1

Three Bedroom Semi-detached True Bungalow

## Feature 2

Quiet Harpole Cul-de-sac

## Feature 3

West-facing Private, Low Maintenance Garden

## Feature 4

Detached Brick-built Garage

## Feature 5

Large Driveway For Several Vehicles

## Feature 6

No Upper Chain / 28 Day Express Sale Available

## Feature 7

Full Gas Central Heating (three Year Old Boiler) And Modern Upvc Double Glazing

## Feature 8

Opportunity To Extend (subject To Planning)

## Feature 9

Refitted Contemporary Shower Room

## Feature 10

Extended Modern Kitchen/breakfast Room With Integrated Appliances Included

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## **Three Bedroom Semi-Detached Property For Sale in Harpole, Northamptonshire**

A well Presented three bedroom semi-detached bungalow with driveway, garage and west-facing garden in a quiet Harpole cul-de-sac.

If youre looking for a bright, low-maintenance bungalow in a peaceful village setting then this bungalow in Harpole is definitely one to consider.

This is a very well looked after three-bedroom home thats been updated and extended over time - and its available with no upper chain.

The property is being sold with vacant possession, and we are looking to sell and complete quickly, so we would politely ask that only buyers in a position to buy may apply to purchase this property - if you want help with mortgage, solicitor or general buying advice then please, just ask.

Just a quick word on our Express Sale which we think youll find really encouraging as a buyer

We will be encouraging an exchange of contracts within 28 days subject to the legal process. Steps have been taken using our Express Sale Method to allow a quick exchange to happen.

We are looking for a buyer who can proceed quickly with this purchase. The sale pack is ready with the sellers solicitors, with searches ordered (costs to be paid for by the purchaser on completion) and can be sent straight to your solicitor just as soon as your offer is accepted.

Dont worry, we have a team who will be on hand to help make this happen for you.

This isnt a reflection on the property just a method that we have now been using a for a

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while to help buyers and sellers move more quickly.

If you have any questions about this, please just ask.

If you are in a position to purchase and you would like a more detailed look around, then feel free to contact the Campbells team and they will book you in for your very own private viewing appointment.

You'll find the property tucked away in a quiet cul-de-sac in this popular Northamptonshire village, with a long driveway, a detached garage and a generous front garden. There's parking here for several vehicles.

The layout flows nicely, with the main entrance opening into a sizeable and practical porch area, which leads through to a large lounge with a bright, full height window. This room could also have a dining room table if needed.

This then leads through to a light and spacious kitchen/breakfast room. This was extended and refitted around eight years ago and comes complete with integrated appliances – fridge, freezer, washing machine, dishwasher, built-in oven, and induction hob with a sleek extractor above. It's modern, neutral, and has everything you need.

Off the central hallway you'll find all three bedrooms. Bedroom one is a generous double with views over the garden, bedroom two is another good-sized room with a large window and external door which leads to the rear garden and bedroom three is a perfect office, dressing room, or guest bedroom.

The shower room has been modernised with a wide walk-in enclosure, tiled walls, and smart fittings – again, it's clean, neutral, and easy to maintain.

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The rear garden is west-facing and gets the sun all afternoon and evening. Its fully enclosed, secure, and private – ideal if you have pets, or just want somewhere peaceful to sit out and enjoy the sunshine. There's a neat lawn, raised planters, mature borders, and a large decked seating area. Its simple, practical, and ready to enjoy.

The property benefits from full gas central heating and UPVC double glazing throughout – with a new boiler fitted only three years ago. Its been freshly decorated and is in excellent condition, both inside and out.

There's also scope to extend further, subject to planning, if you're looking to create more space in future.

Harpole is a well-regarded Northamptonshire village offering a genuine community feel, surrounded by open countryside yet exceptionally well placed for commuting. Located just off the A4500 and close to M1 Junction 16, the village is ideal for buyers wanting the peace of village life without sacrificing convenience. With a popular primary school, village Post Office, traditional pubs and countryside walks nearby, Harpole continues to attract families, professionals and downsizers alike.

Harpole is consistently described as a proper village rather than a suburb, with a strong sense of community that appeals to both families and downsizers. There's an active village hall, church community and local events throughout the year, which often gets subtle mentions in recent listings as part of the lifestyle appeal rather than headline features.

The surrounding countryside also plays a big role – with footpaths and bridleways leading out towards open fields, making it popular with dog walkers and anyone who enjoys being outdoors without feeling isolated.

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All in all, this is a very comfortable and well-kept home in a lovely position – ideal for anyone looking to downsize, relocate, or simply enjoy village life without the hassle of major works.

We'd love to show you around.

TENURE: Freehold

COUNCIL TAX BAND: B

EPC: C

The approximate measurements for this property are as follows:

PORCH

2.03m x 1.51m (6' 8" x 4' 11")

KITCHEN / BREAKFAST ROOM

4.27m x 3.02m (14' 0" x 9' 11")

LOUNGE

5.36m x 3.32m (17' 7" x 10' 11")

BEDROOM ONE

3.60m x 3.34m (11' 10" x 11' 0")

BEDROOM TWO

3.04m x 2.68m (10' 0" x 8' 10")

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## BEDROOM THREE

3.03m x 2.11m (9' 11" x 6' 11")

## SHOWER ROOM

2.06m x 1.68m (6' 9" x 5' 6")

## DETACHED GARAGE

5.57m x 2.76m (18' 3" x 9' 1")

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