

14 St. Crispin Crescent  
Northampton  
NN5 6GD

OFFERS OVER £525,000



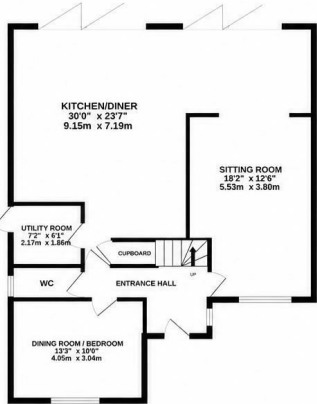
OSCAR JAMES

...expect excellence

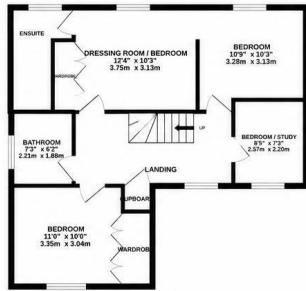
# FLOOR PLANS



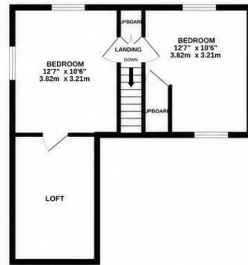
GROUND FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 2015 sq.ft. (187.2 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...



Extra reception room



Large kitchen/family/dining space



Six Bedrooms



En suite to principal bedroom



Private rear garden



Double garage



## WHAT'S GREAT?

An exceptional modern extended six-bedroom detached family home, beautifully presented throughout and ideally positioned on the sought-after St Crispins. Ideal for family living, the property is conveniently located near well-regarded primary and secondary schools, a range of local amenities including shops, restaurants and takeaways, as well as excellent major road links.

Offering over 2,000 sq ft of versatile accommodation arranged across three floors, this impressive home has been thoughtfully designed to provide spacious contemporary living throughout. The ground floor welcomes you with an entrance hall leading to a superb open-plan kitchen/family/dining area, creating the heart of the home. Featuring bifolding doors opening onto the rear garden and skylights flooding the space with natural light, this area is perfect for both everyday family life and entertaining. There is also a versatile separate reception room, utility room and downstairs WC.

To the first floor, the principal bedroom benefits from a dressing room and ensuite shower

room, alongside two further generously sized bedrooms and a modern family bathroom. The second floor offers two additional double bedrooms together with further loft space, providing flexible accommodation ideal for growing families.

Externally, the property enjoys a private rear garden with a decked seating area and lawn, perfect for outdoor dining and relaxation. To the rear of the property is gated driveway parking leading to a double garage.

Combining generous proportions, modern finishes and a highly desirable location, this is a fantastic opportunity to acquire a superb long-term family home.

...expect excellence



# SELLER'S SECRET

We have thoroughly enjoyed living here and have made the space our own, creating an excellent family home and entertaining space. The rear garden is private, and we have the added benefit of a double garage.



*Why we like it....*

Exceptional Family Home

Close to highly regarded schools, local shops, restaurants, and takeaways, this superb family home is perfectly positioned for modern living. Excellent commuter links via the A45 and M1 complete the package.

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

# OSCAR JAMES

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