



Sales



3 Bedroom House

The Fieldings | Northampton | Maple
v1

£159,000

Full Description

3 bed 1 bathroom

The Maple: Final Opportunity to Own This House Type at The Fieldings

emh Sales is delighted to present **The Maple**, a beautifully designed 3-bedroom semi-detached home at the highly sought-after **The Fieldings development in Northampton**. Offering stylish, contemporary living, The Maple has been thoughtfully designed to suit modern lifestyles, making it an ideal choice for families, professionals, and first-time buyers alike. With well-proportioned living spaces, a practical layout, and quality finishes throughout, this home provides the perfect balance of comfort and convenience. **Plot 20 is the final Maple house type to be released at The Fieldings**, presenting a rare opportunity to secure one of the development's most popular homes. Build completion is anticipated in **September 2026**. The advertised price of **£159,000 represents a 40% share** through Shared Ownership.

Important Information

- Viewings will be available **once the homes are fully completed** and applicants have successfully passed an affordability assessment.
- As homes will be **reserved off-plan**, we strongly encourage you to **submit your application and supporting documents early** to avoid disappointment.

About The Fieldings

Situated in the heart of Northamptonshire, **The Fieldings** offers the perfect balance between peaceful surroundings and excellent

connectivity. Residents will benefit from:

- **Everyday convenience** – Local shops, supermarkets, and leisure facilities close by
- **Green open spaces** – Including the beautiful **Delapré Abbey and its historic grounds**, ideal for walking, cycling, and family days out
- **Excellent transport links** – Easy access to the **A45, M1**, and **Northampton train station**, with direct routes to Milton Keynes, Coventry, and London

This thriving location combines modern living with a strong sense of community, making it a fantastic place to call home.

Why Choose Shared Ownership

This property is available through **New Model Shared Ownership (NMSO)**, designed to make homeownership more accessible. Key benefits include:

- Purchase from **just 10% of the property value**
 - **Flexible staircasing options** – increase your share gradually (from 1% increments or 5% at a time)
 - **10-year repair and maintenance support** on your new-build home
 - A **990-year lease**, offering long-term security and peace of mind
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About the Area:

Northampton is a vibrant and growing town, offering everything you need for modern living:

- **Local amenities** – Supermarkets, independent shops, cafés, pubs, and restaurants
- **Leisure and outdoor spaces** – Parks, walking routes, and nearby countryside
- **Transport connections** – Direct links to London and easy road access via the A45 and M1
- **Education and community** – A range of well-regarded schools, healthcare services, and sports facilities

Living at The Fieldings means enjoying a well-connected lifestyle surrounded by both urban convenience and scenic countryside.

How to Apply

Shared Ownership allows you to **buy a share of your home and pay rent on the rest**, with the flexibility to increase your ownership over time—making it an ideal way to step onto the property ladder. [Click here to check your eligibility and start your application today.](#)

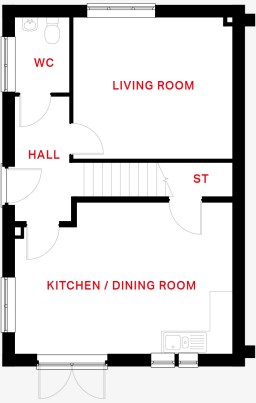
- **Note:** The price shown is representative of a 40% share. Shares are available from 10% to 75% dependent upon an affordability assessment. For more details on the share purchase price and rent examples, please refer to the [Key Information Document \(opens in new tab\)](#).

Features

- Modern fitted kitchen
- Ensuite
- Built-in stainless steel oven, hob, and cooker hood
- USB charging sockets
- Gas central heating
- Energy-efficient lighting
- Solar panels
- Flooring to kitchen, bathroom and WC
- Lawn to rear garden
- Outside tap
- Off-road parking for two vehicles
- Electric vehicle charging point

Location

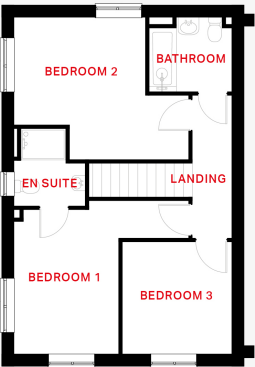
Floorplans



GROUND FLOOR

Living Room
4.26m x 3.79m

Kitchen / Dining Room
5.81m x 4.06m



FIRST FLOOR

Bedroom 1
4.65m x 4.11m

Bedroom 2
4.65m x 3.79m

Bedroom 3
2.95m x 3.01m