10 St. Peters Way
Cogenhoe
NORTHAMPTON
NN7 1NU

£360,000

- **EXTENDED TO THE REAR**
- **THREE BEDROOMS**
- **REFITTED KITCHEN**
- **NO UPPER CHAIN**
- **SOUTHERLY FACING GARDEN**
- **FOUR RECEPTION ROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **ENERGY PERFORMANCE RATING: TBC**

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Extended to the rear and well maintained throughout, this three/four bedroom detached home is located in the heart of Cogenhoe, on an elevated plot with a large landscaped and southerly facing rear garden and is offered with no upper chain. The accommodation comprises; an entrance hall, sitting room, refitted kitchen with built-in appliances, dining room, garden room and a family room that could be used as a fourth bedroom on the ground floor. To the first floor there are three bedrooms and a family shower room with storage in the eaves running the length of the building. Externally, there is a front and generously sized rear gardens and a driveway to the side provides off road parking with a power point for electric vehicles. Benefits include; double glazing, radiator heating and vacant possession as well as being within easy access of the A428 and the A45 for commuters.

Ground Floor

Entrance Hall
Entered via a uPVC double glazed door to the side aspect, laminate flooring, radiator, stairs to the first floor landing, double glazed window to the side elevation, doors lead to the sitting room, dining room and cloakroom.

Sitting Room
18'2 x 12'6 (5.54m x 3.81m)
Double glazed bow bay window to the front elevation, double glazed window to the side elevation, two radiators, television cabinet with matching wall mounted storage units, feature fireplace, inset spotlighting, wall light points, arch to kitchen.

Kitchen
10'9 x 9'7 (3.28m x 2.92m)
Fitted with a stylish and modern range of wall and base level units with timber work surfaces over, inset one and a half bowl sink drainer unit with a mixer tap over, integrated appliances including an under counter fridge, Neff dishwasher and electric oven, AEG electric hob with an extractor hood over, fridge/freezer point set into a former pantry cupboard, space and plumbing for a washing machine and electric dryer, tiling to splash back areas, kickboard heater, wall mounted boiler unit, vinyl tiled flooring, uPVC double glazed door and window to the rear garden, archway through to the dining room.

Dining Room
10'11 x 9'1 (3.33m x 2.77m)
Double glazed window to the side elevation, radiator, laminate flooring, door to the hall, arch to the garden room.

Garden Room
9'0 x 7'11 (2.74m x 2.41m)
Double glazed windows to the rear elevation, laminate flooring, television point, radiator, door to the family room.

Family Room
18'4 x 7'6 (5.59m x 2.29m)
Double glazed windows to the front and rear elevations, French doors to the rear garden, LVT flooring, telephone point, television point, radiator.

Cloakroom W.C.
Fitted with a low level W.C. and a wash hand basin, double glazed window to the side elevation, tiled splash back areas, laminate flooring, radiator.

First Floor

Landing
Loft access hatch, doors to the first floor rooms.

Bedroom One
12'11 x 9'00 (3.94m x 2.74m)
Double glazed window to the rear elevation, radiator, fitted bedroom furniture comprising; bedside wardrobes and overhead cupboards, built-in wardrobes with sliding doors, airing cupboard housing a hot water cylinder, access to eaves storage.

Bedroom Two
12'6 x 7'8 (3.81m x 2.34m)
Double glazed window to the front elevation with views across the Nene Valley, radiator, access to eaves storage.

Bedroom Three
9'0 x 7'10 (2.74m x 2.39m)
Double glazed window to the front elevation with views across the Nene Valley, radiator, access to eaves storage.

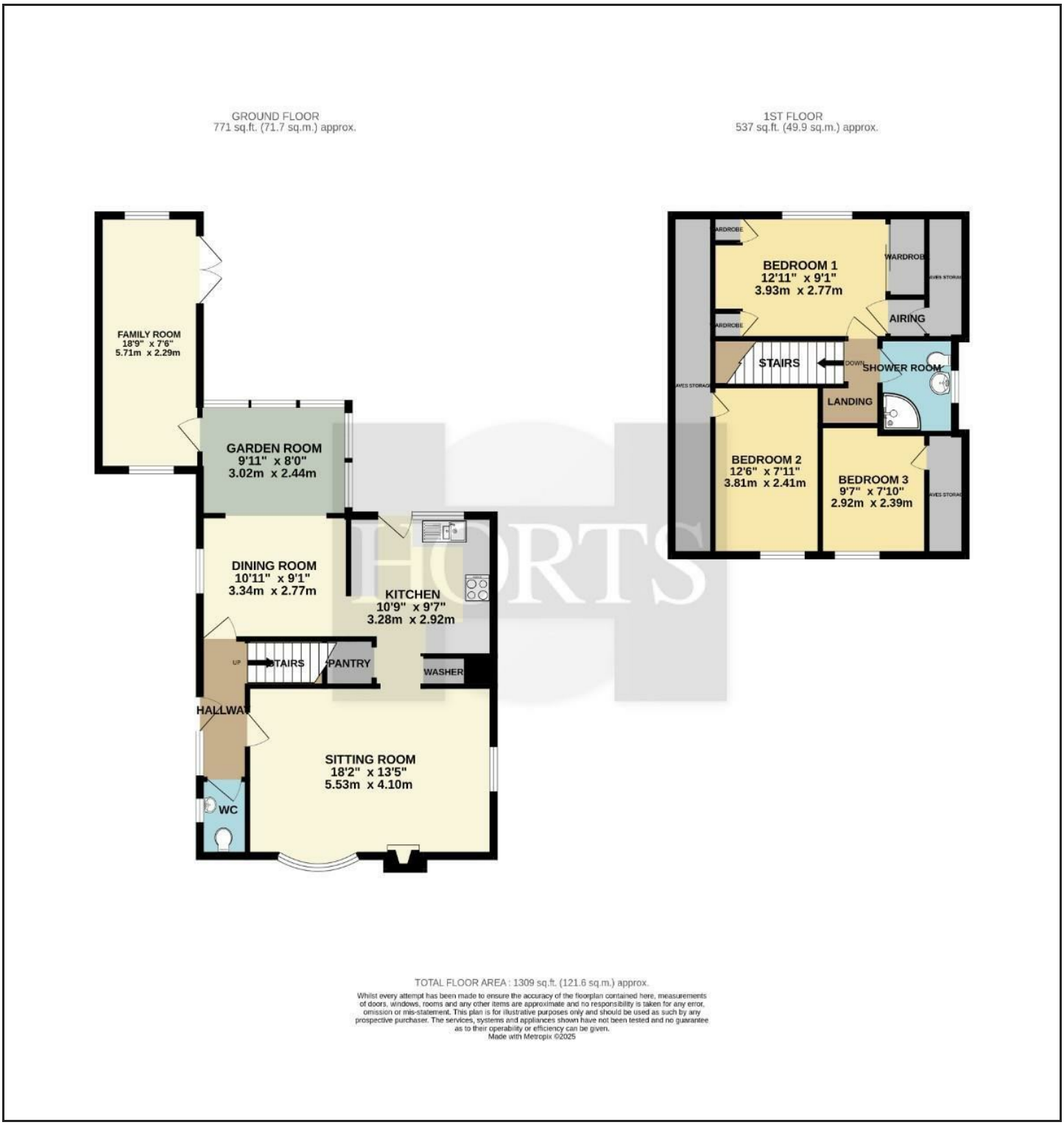
Shower Room
Fitted with a tiled shower cubicle and a vanity unit housing a close coupled W.C., wash basin and storage cupboards, heated towel rail, vinyl flooring, shaver socket, double glazed window to the side elevation.

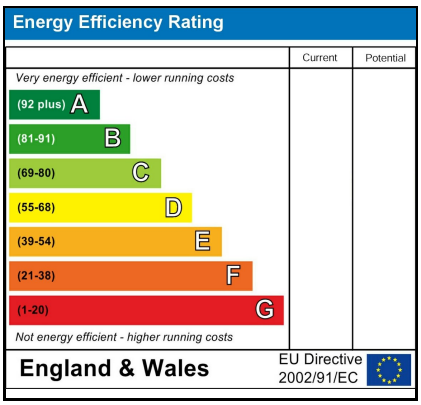
Externally

Front Garden
Laid mainly to gravel with enclosed flower beds gated side access to the rear garden.

Rear Garden
A generously long and southerly facing, landscaped garden comprising a stone paved patio with a pergola over, stone retaining wall with seating area, steps up to a lawn with central path to the end of the garden, further paved sun terrace, well stocked enclosed flower beds to the borders, various maturing shrubs and trees including a mature apple tree, three timber outbuildings with electricity connected comprising; a large shed/workshop, a summer house and a garden storage shed, outside tap, lighting and external power points.

Agents Notes:
Local Authority: South Northamptonshire
Council Tax Band: D
Energy Performance Rating: TBC





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