



**8 Burmans Way, Cogenhoe, Northampton, NN7 1NZ**  
**£340,000 Freehold**

OPEN TO OFFERS. Jackson Grundy are delighted to be the chosen agent to bring to the market a rarely available and recently modernised detached bungalow situated at the end of a quiet cul-de-sac within the popular village of Cogenhoe. The accommodation comprises entrance hall, lounge, kitchen / breakfast room, three bedrooms and a shower room. The rear garden has been landscaped and the front has off road parking. The property is offered to the market with no onward chain. EPC Rating D. Council Tax Band D.

**No Chain | Excellently Presented | Cul-De-Sac Location | Refitted Kitchen | Refitted Shower Room | Three Bedrooms**

modern marketing · traditional values

### ENTRANCE HALL

Entrance via uPVC double glazed door. Radiator. Access to loft space. Doors to:

### KITCHEN 4.70m x 2.06m (15'5 x 6'9)

uPVC double glazed windows to front and rear elevations. uPVC double glazed door to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel sink and drainer unit. Built in four ring electric hob with extractor hood over. Built in electric oven and microwave. Space for further white goods. Combination boiler. Coving. Tiled splash backs.

### LOUNGE 6.10m x 3.96m (20'0 x 13'0)

uPVC double glazed French doors leading to garden. Wall mounted electric fireplace.

### BEDROOM ONE 4.39m x 2.79m (14'5 x 9'2)

uPVC double glazed window to front elevation. Radiator. Built in cupboards.

### BEDROOM TWO 2.51m x 3.43m (8'3 x 11'3)

uPVC double glazed window to front elevation. Radiator. Fuse box.

### BEDROOM THREE 3.12m x 2.26m (10'3 x 7'5)

uPVC double glazed window to front elevation. Radiator. Electric fusebox.

### SHOWER ROOM 1.78m x 1.78m (5'10 x 5'10)

uPVC obscure double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, wash hand basin with storage below and shower cubicle. Tiled walls. Extractor fan.

### OUTSIDE

### FRONT GARDEN

Concrete driveway. Lawn. Shrub boundary.

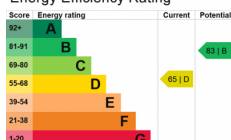
### REAR GARDEN

Patio area. Steps to rear. Artificial lawn. Split level shingled area. Flower borders. Water tap. Enclosed by fencing.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating

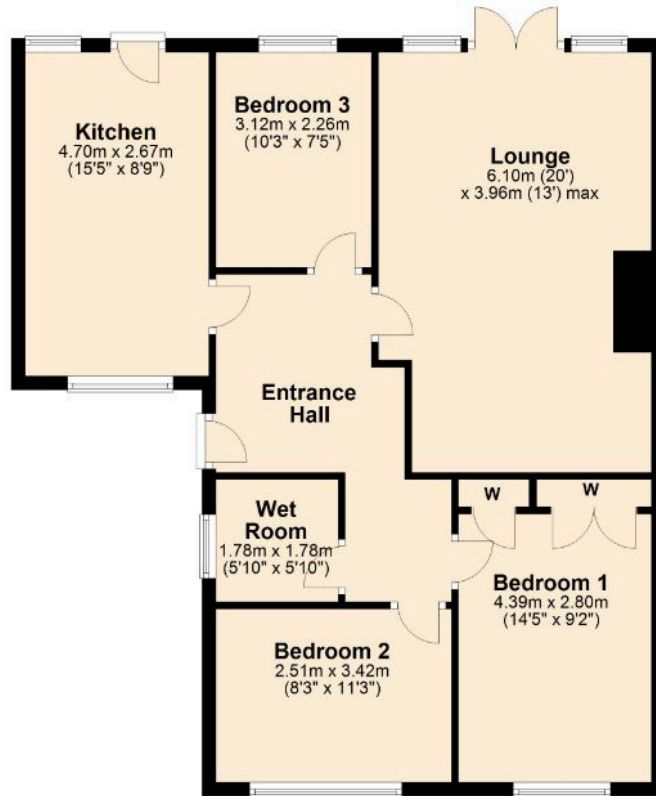


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

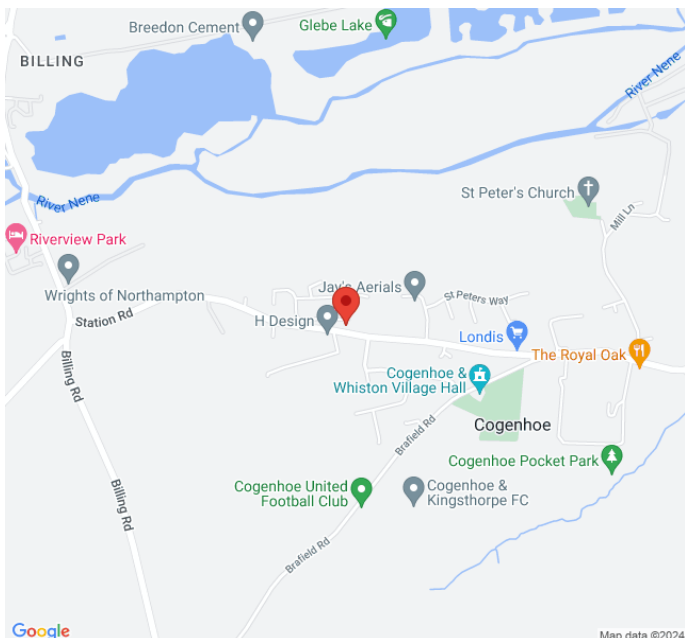
8 Burmans Way, Cogenhoe, Northampton NN7 1NZ  
£340,000 Freehold

### Ground Floor

Approx. 79.9 sq. metres (860.5 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)



### LOCAL AREA INFORMATION

The civil parish of Cogenhoe and Whiston is located 5 miles east of Northampton town centre. The village of Cogenhoe (pronounced Cook-know) overlooks the River Nene valley and has its own football, cricket and bowls clubs along with many other groups and societies. It also has a village store which offers post office services, a village hall, pocket park, public house and St Peter's church. The village has its own primary school which feeds into Wollaston Secondary School 11 miles away. The village of Whiston is located 1.5 miles east of Cogenhoe and has its own church. Both villages are positioned with easy access to the A45 Northampton ring road which in turn gives access to Junction 15 of the M1 and the mainline train stations at both Northampton and Wellingborough.

8 Burmans Way, Cogenhoe, Northampton NN7 1NZ  
£340,000 Freehold

