



33 The Piece, Cogenhoe, Northampton, NN7 1LX
Guide Price £300,000 Freehold

OPEN DAY - 27th July 2024. Please call for further information.

Jackson Grundy are delighted to bring to the market a four bedroom extended end of terrace home with off road parking for at least two vehicles. In brief the property comprises entrance hall, WC, lounge, dining room, four bedrooms, kitchen/dining room. To first floor is three double bedrooms and a family bathroom. The rear has a wrap around garden with patio area and the front has a shingled drive for at least two vehicles. The property would make an excellent family home and is a must see. Please call to arrange an internal inspection. EPC: TBC. Council Tax: C.

Extended | Off Road Parking | No Chain | Four Bedrooms | Village Location | Cul-de-Sac Location

modern marketing · traditional values

ENTRANCE HALL

Enter via uPVC double glazed door with obscure glass. Radiator. Wooden floor.

WC

Obscure uPVC double glazed window to front elevation. Radiator. Low level WC. Cupboard under. Tiled splash backs. Wooden floor.

LOUNGE 5.77m x 3.68m (18'11 x 12'1)

uPVC double glazed window to front. uPVC double glazed sliding doors to rear. Radiator. Working fire place with brick surround. Tiled hearth. Meter cupboard. Coving. Alarm panel.

KITCHEN 5.54m x 3.76m (18'2 x 12'4)

Dual aspect uPVC double glazed windows. Obscure uPVC double glazed door to rear. Base and wall mounted units with roll top work surfaces. Composite bowl half drainer with mixer tap. Five ring electric SMEG hob and oven under. Extractor over. Space for white goods and amenities such as fridge freezer. Radiator. Tiled floor and splash backs. Boiler.

DINING ROOM 2.74m x 2.92m (9 x 9'7)

uPVC double glazed window to rear. Radiator. Spot lights.

STUDY/BEDROOM FOUR 2.67m x 2.92m (8'9 x 9'7)

uPVC double glazed window to front. Radiator. Spot lights. Loft hatch.

LANDING

uPVC double glazed window to rear. Coving.

BEDROOM ONE 2.95m x 3.91m (9'8 x 12'10)

uPVC double glazed window to front. Radiator. Built in cupboard. Coving.

BEDROOM THREE 2.44m x 2.74m (8' x 9')

uPVC double glazed window to rear. Radiator. Built in cupboard.

BEDROOM TWO 3.58m x 2.74m (11'9 x 9')

uPVC double glazed window to front elevation. Radiator. Three built in cupboards. Loft hatch with drop down ladder.

BATHROOM 1.83m x 2.44m (6' x 8')

Obscure uPVC double glazed window to rear. Low level WC. Wash hand basin with cupboard under with mixer tap. Wall held units. Panelled bath with mixer tap and shower over with glass screen. Heated towel rail. Tiled splash backs. Spot lights. Extractor fan.

OUTSIDE

FRONT

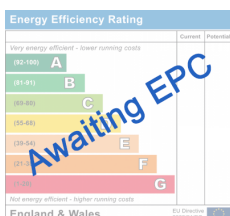
Shingled drive for at least two vehicles and leading to front door. Gated side access.

GARDEN

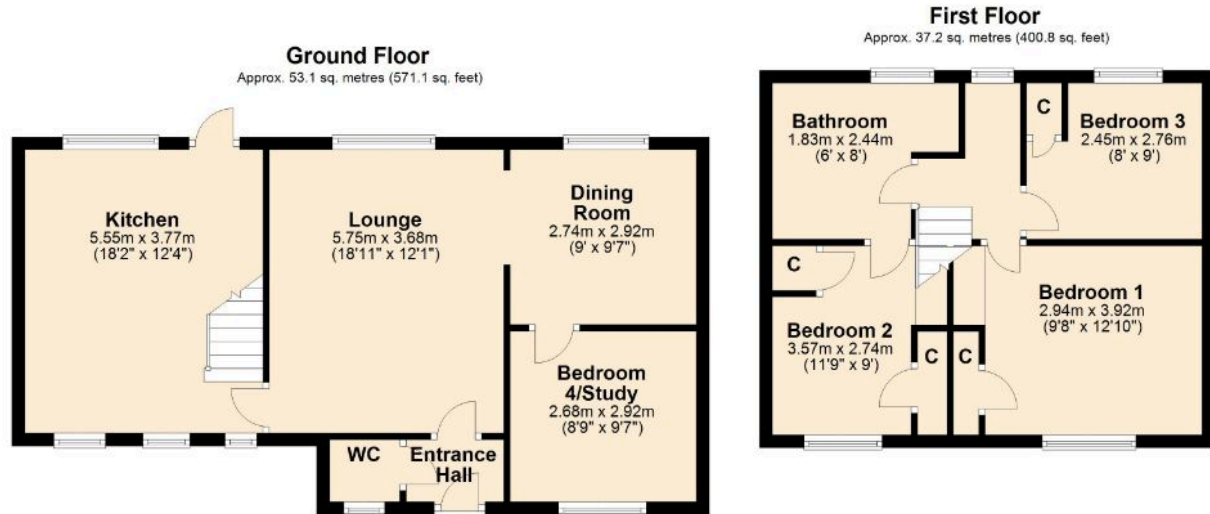
Patio area. Path to shed. Shrub borders and raised flower beds. Side gate with path leading to side entrance. Mature trees. Water tap.

DRAFT DETAILS

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



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.



Total area: approx. 90.3 sq. metres (971.9 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.

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