



**21 St Peters Way, Cogenhoe, Northampton, NN7 1NU**  
**£335,000 Freehold**

Jackson Grundy bring to the market an original three bedroom detached property with stunning views to the rear. In brief the property comprises entrance hall, WC, lounge/dining room, kitchen, dining room. To the first floor there are two double bedrooms and a family bathroom. The front of the property has off road parking for two cars leading to garage and the rear has a well proportioned and tended garden with stunning country side views. Early viewings are highly recommended. Please call today to arrange an internal inspection. EPC: TBC. Council Tax: D.

**Stunning Rear Views | Original Three Bedroom Bungalow | Conservatory to Rear |  
Downstairs WC | Block Paved Drive | Great Family Home**

modern marketing · traditional values

## ENTRANCE

Enter via uPVC obscure glass door. Stairs to first floor. Electric fuse box.

## WC

Obscure uPVC double glazed window to side elevation. Wall mounted basin. Low level WC. Half wall panelling.

## DINING ROOM/BEDROOM THREE 2.72m x 2.59m (8'11 x 8'6)

French doors to conservatory. Radiator. Picture rails.

## CONSERVATORY 2.51m x 2.92m (8'3 x 9'7)

Brick base wall. Double glazed windows and French doors to garden.

## LOUNGE/DINING ROOM 3.43m x 7.01m (11'3 x 23'0)

uPVC double glazed French doors to front elevation. uPVC double glazed window to front elevation. Radiator. Wood burning stove. Stone surround. Coving. Picture rail.

## FIRST FLOOR LANDING

Doors to rooms. Storage cupboard. Loft hatch.

## BEDROOM ONE 3.40m x 4.95m (11'2 x 16'3)

Two uPVC double glazed windows to front elevation. Radiator. Two storage cupboards to eaves.

## BEDROOM TWO 2.74m x 2.46m (9' x 8'1)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 1.83m x 2.46m (6'0 x 8'1)

uPVC double glazed window to rear elevation. Radiator. Panelled bath with mixer tap. Electric shower over. Low level WC. Pedestal sink and mixer tap.

## OUTSIDE

### FRONT GARDEN

Block paved driveway leading to garage. Shingled area with flower bed/shrub borders with two mature trees.

### GARAGE

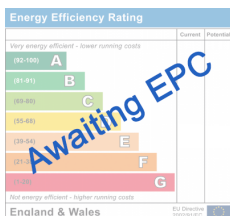
Up and over door. Power and light. Door to rear garden.

### REAR GARDEN

Patio area. Gated side access. Lawn with flower bed borders. A decked area to rear with stunning views.

### DRAFT DETAILS

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

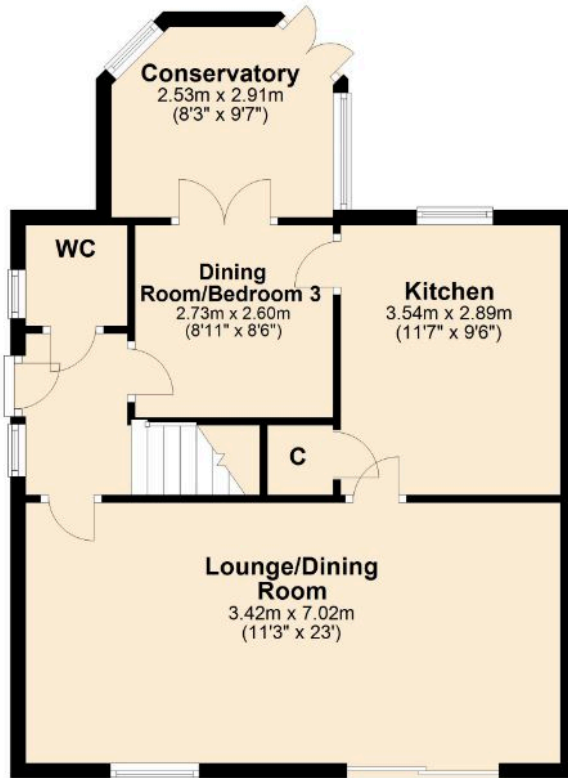


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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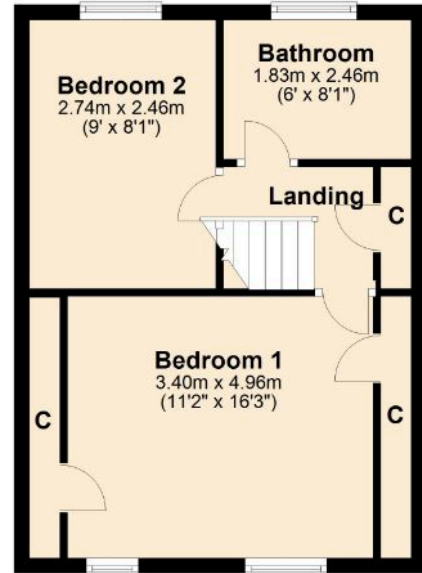
### Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)

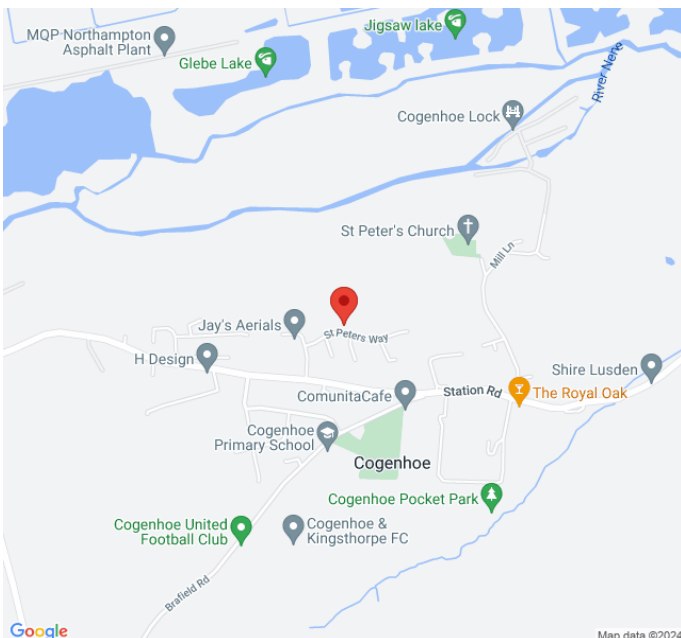


### First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 91.8 sq. metres (988.2 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 Peters 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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