



2 Orchard Way, Cogenhoe, Northampton, NN7 1LZ
Guide Price £410,000 Freehold

Jackson Grundy are delighted to bring to the market an excellently presented and rarely available four bedroom semi-detached family home situated in the ever popular village of Cogenhoe. The accommodation comprises of entrance hall, lounge, kitchen, dining room, utility and WC. To the first floor is a family bathroom and three bedrooms. To the second floor is the main bedroom benefitting from an en-suite and walk in wardrobe. Early viewings are highly recommended. Please call today to arrange an internal inspection. EPC: C. Council Tax: D.

Excellently Presented | Rarely Available | Extended | Off Road Parking for Four Vehicles | En-Suite | Village Location

modern marketing · traditional values

ENTRANCE HALL

Composite front door with uPVC double glazed frosted windows either side. Radiator. Stairs to first floor. Doors to WC, lounge and kitchen.

WC

uPVC double glazed frosted window to front elevation. Radiator. Low level WC. Wash hand basin with mixer tap and wall mounted storage cupboard. Tiled splash back.

LOUNGE 5.36m x 3.48m (17'7 x 11'5)

uPVC double glazed window to rear elevation. Radiator. Carpeted floor.

KITCHEN 7.42m x 2.57m (24'4 x 8'5)

uPVC double glazed window to front elevation. Vertical radiator. Built in under stair cupboard. Four ring induction hob. Ceramic sink and drainer with mixer tap. Base and wall mounted storage units. uPVC double glazed French patio doors. Tiled splash back to sink. Open wall leading to Dining Room.

DINING ROOM 5.21m x 2.34m (17'1 x 7'8)

uPVC double glazed window to rear elevation. Radiator. Roof lights. Door to utility:

UTILITY 2.54m x 2.29m (8'4 x 7'6)

Composite side door. uPVC double glazed window to front elevation. Base and wall mounted storage units. Ceramic sink with mixer tap.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Stairs leading to second floor. Doors to bedrooms and bathroom.

BEDROOM TWO 3.58m x 3.28m (11'9 x 10'9)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 3.71m x 3.28m (12'2 x 10'9)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM FOUR 2.82m x 2.79m (9'3 x 9'2)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.26m x 1.75m (7'5 x 5'9)

uPVC double glazed frosted window to side elevation. Heated towel rail. Bath with shower unit and tiled splash back. Low level WC. Wash hand basin with mixer tap and base mounted storage units. Tiled splash back. Built in cupboard.

SECOND FLOOR LANDING

Velux roof light. Door to eaves storage space. Doors to walk-in wardrobe.

WALK IN WARDROBE

Two built in clothes rails. Carpeted floor.

BEDROOM ONE 4.90m x 3.30m (16'1 x 10'10)

Two velux roof lights. uPVC double glazed window to rear. Spot lights. Two doors to eaves storage space. Radiator. Door to en-suite.

EN-SUITE 2.13m x 1.80m (7' x 5'11)

uPVC double glazed frosted window to rear. Low level WC. Spot lights. Wash hand basin with mixer tap and base mounted storage units. Walk in shower unit with tiled splash back. Heated towel rail.

OUTSIDE

FRONT

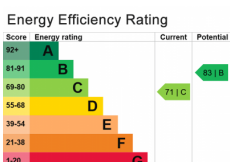
Brick paved driveway. Landscaped front lawn.

REAR

Patio area. Landscaped rear lawn. Bordered flower beds.

DRAFT DETAILS

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

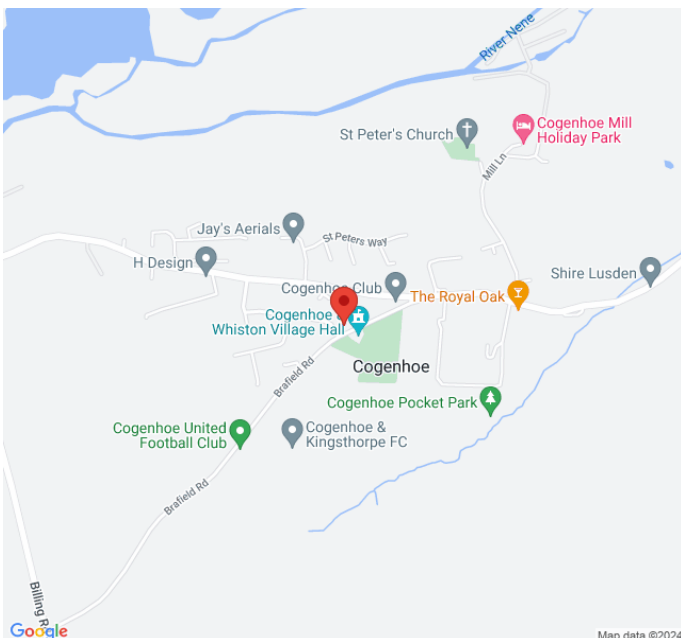


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 144.3 sq. metres (1552.8 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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