



119 Station Road, Cogenhoe, Northampton, NN7 1NG
Guide Price £350,000 Freehold

Located in the ever popular village of Cogenhoe south of Northampton is this extended three bedroom semi detached house boasting field views to front and back. Further benefits include, two reception rooms, modern fitted kitchen diner and bathroom, ample off road parking and a long garden backing straight onto fields. In brief the accommodation comprises, porch, hallway, living room, kitchen diner, dining room and utility. First floor landing, two double bedrooms, single bedroom and a family bathroom. Outside to the front is a long and wide gravel driveway providing ample off road parking. The rear garden is long and complete with lawned and patio areas as well a vegetable plot. Viewing is essential to fully appreciate this properties offering and location. Contact Jackson Grundy now to arrange your viewing. EPC: D. Council Tax Band: C.

Extended Semi-Detached House | Three Bedrooms | Field Views | Modern Kitchen And Bathroom | Long Driveway | Large Garden

modern marketing · traditional values

PORCH

uPVC entrance door. Timber door with lead piped obscure glass to hall.

HALL

Radiator. Picture rails. Staircase rising to first floor landing. Electric fusebox. Storage under stairs.

LOUNGE 4.95m x 3.91m (16'3 x 12'10)

uPVC double glazed bay window to front elevation. Radiator. Oak floor. Wall light. Multi burning stove with stone surround. Double doors to kitchen.

KITCHEN/DINING ROOM 3.00m x 5.79m (9'10 x 19'0)

uPVC double glazed window to side elevation. Wall and base units with work surfaces over. Five ring gas hob with extractor. Double oven. Composite sink and drainer with mixer tap over. Washing machine, dishwasher, fridge/freezer. Radiator. Glass splash backs.

FAMILY ROOM 3.05m x 5.77m (10'0 x 18'11)

uPVC double glazed window to rear elevation. Double glazed French doors to rear elevation. Radiator. uPVC double glazed door to utility.

UTILITY

Frosted uPVC double glazed window to side elevation.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Picture rail.

BEDROOM ONE 3.84m x 3.05m (12'7 x 10'0)

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

BEDROOM TWO 3.28m x 3.30m (10'9 x 10'10)

uPVC double glazed window to rear elevation. Radiator. Built in cupboard. Picture rail.

BEDROOM THREE 2.24m x 2.54m (7'4 x 8'4)

uPVC double glazed window to front elevation. Radiator. Picture rail.

BATHROOM

Frosted uPVC double glazed window to rear elevation. Central heated towel rail. Suite comprising low level WC, bath with shower over, pedestal wash hand basin and shower cubicle with glass screen. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

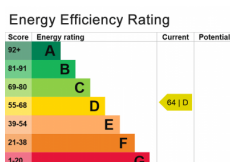
Large gravel driveway providing off road parking for many vehicles. Bedded borders housing a large variety of plants shrubs and trees. Paved area toward side access.

REAR GARDEN

A long southerly facing private garden mainly laid to lawn with paved patio area directly off the family room. Hardstanding for shed and green house. Mature vegetable plot at the end of the garden backing onto open fields.

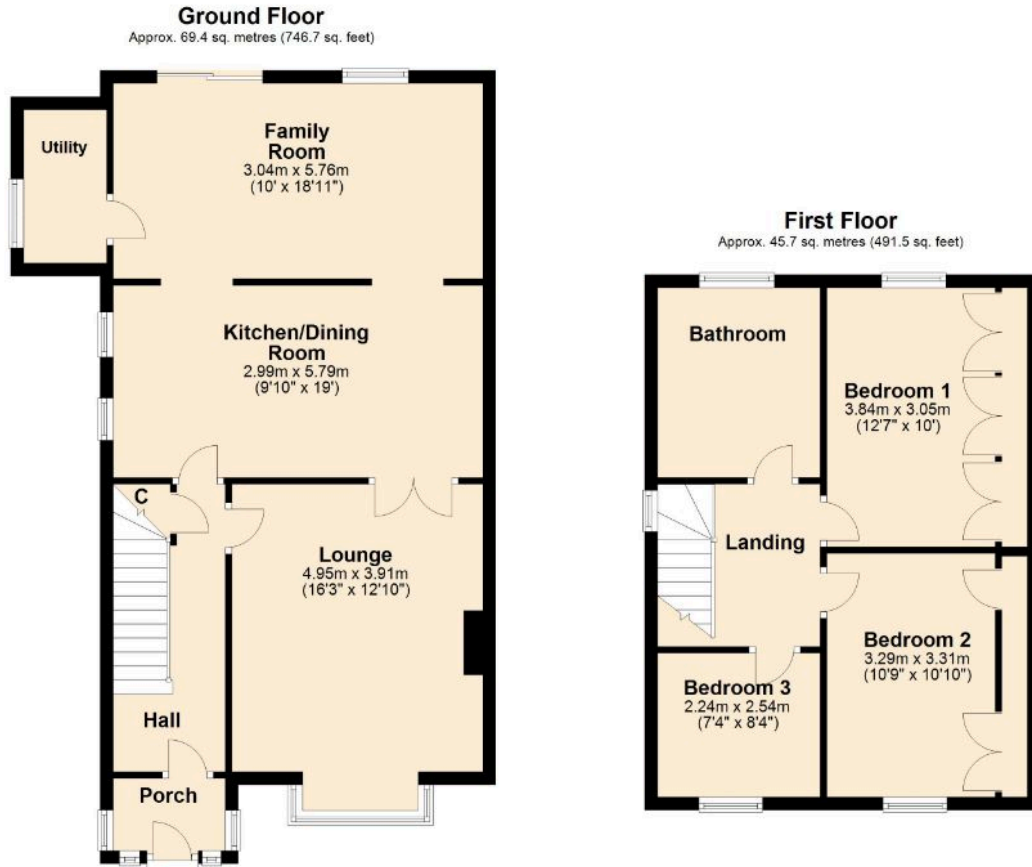
DRAFT DETAILS

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. 115.0 sq. metres (1238.3 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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