



**5 Bramley Close, Cogenhoe, Northampton, NN7 1LY**  
**£340,000 Freehold**

Jackson Grundy are delighted to bring to the market this rarely available three bedroom detached family home situated in the ever popular village of Cogenhoe on the outskirts of Northampton. In brief the accommodation comprises entrance hall, family room, lounge/dining room and kitchen. To the first floor are three double bedrooms and a four piece family bathroom. The rear of the property has a larger than average garden and the front has off road parking leading to detached garage with electric roller door. The property is a must see. Please call to arrange an internal inspection. EPC Rating: D. Council Tax Band: D

**Village Location | Large Rear Garden | Three Double Bedrooms | Excellent Family Home | Clean/Tidy Throughout | End Of Chain**

**modern marketing · traditional values**

## ENTRANCE HALL

Entrance door. Doors to:

## LOUNGE/DINING ROOM 3.35m x 6.99m (11'0 x 22'11)

Two uPVC double glazed windows to front elevation. Radiators. Gas fireplace.

## KITCHEN 3.61m x 2.74m (11'10 x 9'0)

uPVC double glazed window to rear elevation. uPVC double glazed door to rear elevation. Radiator. Wall and base units with roll top work surfaces over. Stainless steel sink and drainer with mixer tap. Double electric oven, four ring gas hob. Space for white goods. Tiled floor. Tiling to splash back areas.

## FAMILY ROOM 2.69m x 3.94m (8'10 x 12'11)

uPVC double glazed French doors to rear elevation. Radiator.

## FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing lagged tank and shelving.

## BEDROOM ONE 3.35m x 3.35m (11'0 x 11'0)

uPVC double glazed window to side elevation. Radiator.

## BEDROOM TWO 2.72m x 3.66m (8'11 x 12'0)

Dual aspect uPVC double glazed windows. Radiator.

## BEDROOM THREE 3.05m x 3.35m (10'0 x 11'0)

Dual aspect uPVC double glazed windows. Radiator. Fitted double cupboard.

## BATHROOM 2.57m x 2.74m (8'5 x 9'0)

Dual aspect, frosted uPVC double glazed windows. Central heated towel rail. Suite comprising wash hand basin with mixer tap and cupboard below, low level WC, panelled bath and shower cubicle. Tiled floor to ceiling. Electric shaver point.

## OUTSIDE

### FRONT GARDEN

Driveway leading to garage. Lawn. Shrub border to front.

### GARAGE

uPVC double glazed window to rear elevation. uPVC frosted double glazed door to side elevation. Power and light connected. Electric roller door.

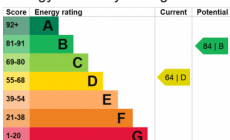
### REAR GARDEN

Patio area leading to lawn. Shrub and flower beds. Panelled fencing. Water tap. Gated side access.

### DRAFT DETAILS

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

Energy Efficiency Rating

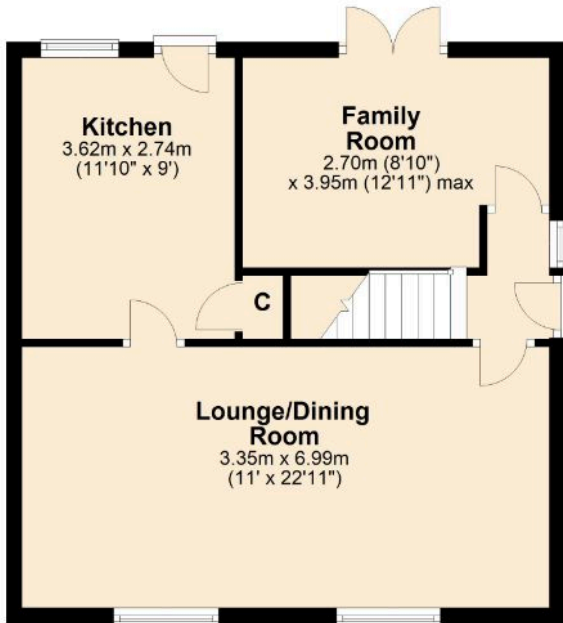


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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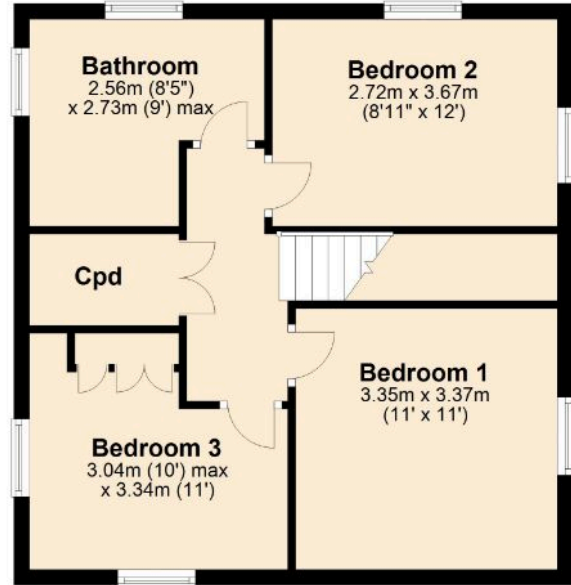
### Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)

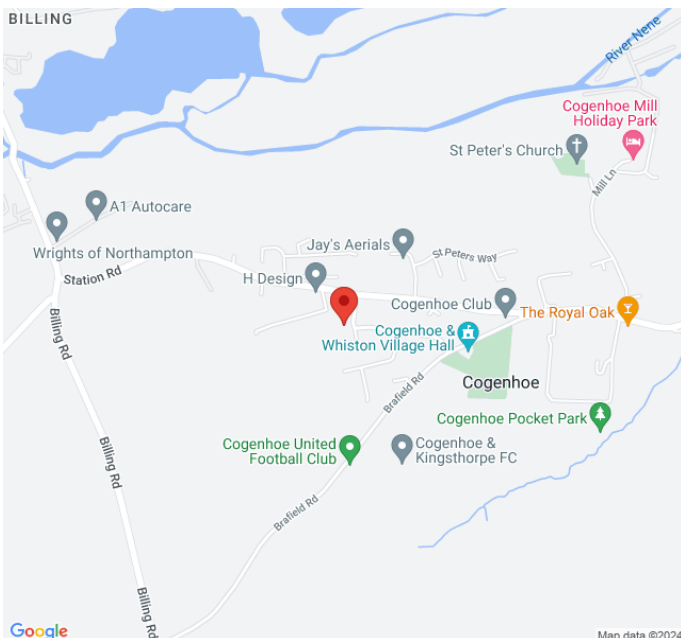


### First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 96.6 sq. metres (1040.3 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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