

CM65 Mill Lane  
Cogenhoe  
Northampton  
NN7 1NA

£19,000

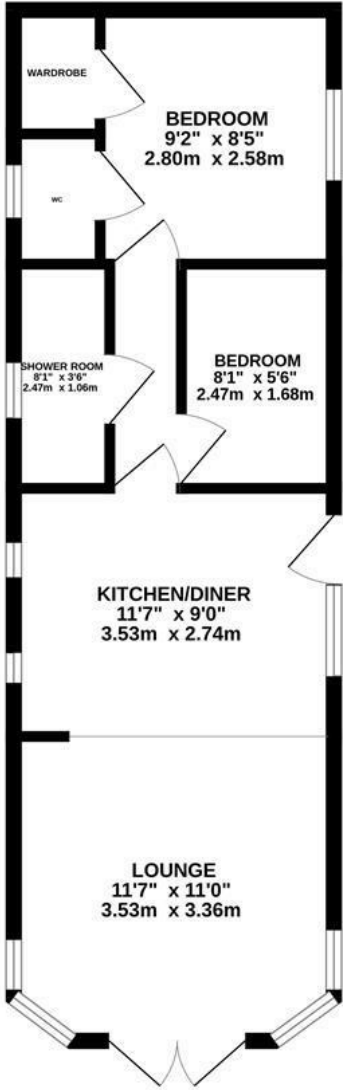


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Open plan living throughout



Modern fitted kitchen



Two bedrooms



Shower room & ensuite



Stunning river views



Communal parking





# WHAT'S GREAT?

Oscar James welcome to the market this modern two bedroom park home situated within the Village of Cogenhoe. This small peaceful holiday resort is located on the banks of the River Nene and as an owner you're also welcome to use the extensive facilities at our Billing Aquadrome resort just 2 miles away.

The home itself offers great living accommodation throughout comprising a large open plan lounge boasting French doors leading to the decking perfect for summer! A fully fitted modern kitchen with a dining area. The inner hall leads through to shower room and both bedrooms where the master benefits from not only an ensuite but also built in wardrobes.

There is plenty of communal parking for owners and visitors to use. Cogenhoe Mill offers a brilliant sense of security with the coded barrier upon entrance. Complete with fantastic views of the tranquil waters and the surrounding landscape, it's a truly special place to relax and enjoy for all.

...expect excellence



# SELLER'S SECRET

This was a lovely home especially in the summer watching the world go by with the stunning river views!



## Why we like it....

If you're a keen angler, Cogenhoe Mill is the place for you, as an owner here you'll have complimentary access to the fishing facilities. From our well-maintained riverbank you can fish for perch, chub, roach, bream, common carp, pike, and more.

# OSCAR JAMES

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To buy or not to buy....

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