



**Rent**  
£1,800 pcm + fees\*

**Security Deposit**  
£2,076

**Availability**  
18th May

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**1 St Peters Way  
Cogenhoe  
Northampton  
NN7 1NU**

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C	79   C	84   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

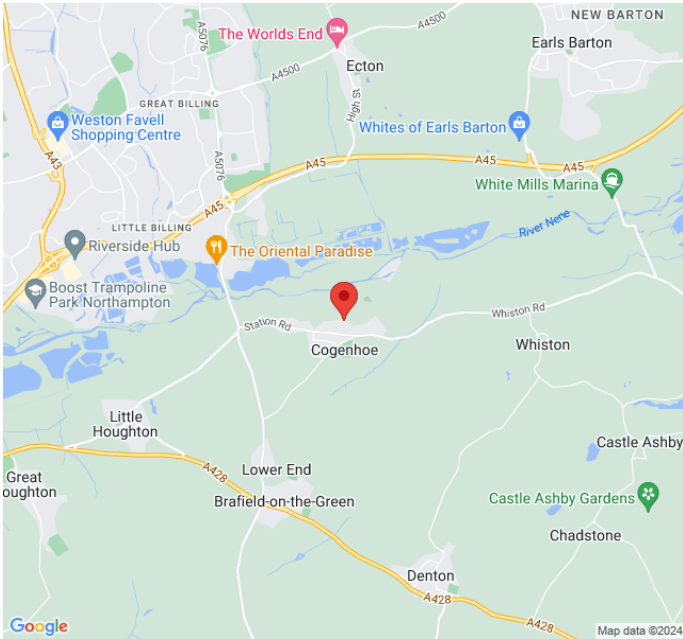
We are pleased to offer this spacious family home in the popular village of Cogenhoe. The full accommodation comprises of entrance porch and hallway with porcelain tiled floor, oak staircase to basement and first floor. Oak doors lead to the family bathroom, study, bedrooms one and two - both with en-suite shower rooms - and two further bedrooms. On the first floor is a WC, sitting room with stunning views of countryside, kitchen/dining room with a range of fitted appliances and ample space for dining furniture. The basement comprises of a large L shaped carpeted room with electrics fitted. A further room has a bathroom leading off. There is also a separate WC. Outside the rear garden is laid to lawn and enclosed, and there is a 17ft x 9ft detached garage to the foot of the garden. EPC Rating- Council tax band - G. Let Type- Short Term

**Spacious Family Home | Village Location | Brand new Kitchen | Modern Bathrooms | Views over countryside | Gardens and Garage**

**\* OUR FEES \***

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. For fully managed properties, this will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.  
Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

**modern marketing · traditional values**



## 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.



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.