



Connells

Corn Kiln Close
Cogenhoe Northampton

Corn Kiln Close Cogenhoe Northampton NN7 1NX

for sale offers over
£350,000



Property Description

Connells are pleased to present a beautiful property that promises to be the perfect family home! Nestled in a quiet cul-de-sac in the highly sought-after village of Cogenhoe, this well presented 3-bedroom residence offers all the features you have been dreaming of.

Step into this delightful home, where modern elegance meets comfort. The expansive living areas are bathed in natural light, creating a warm and inviting atmosphere. The standout feature is the gorgeous modern kitchen, complete with soft-close cupboards and drawers, perfect for family gatherings or entertaining guests.

Large sliding patio doors seamlessly connect the indoor space to the stunning garden, which boasts an apple tree and offers picturesque countryside views. This outdoor oasis is ideal for joyful summer evenings.

Additionally, the separate garage and off-road parking provide hassle-free storage and convenience.

Located in Cogenhoe, you will enjoy scenic walks with the beautiful surrounding countryside and open spaces. For families, there are excellent local schools, a post office, and a fantastic pub/restaurant featuring an Artisan Deli, all within close proximity.

For commuting convenience, both Northampton and Wellingborough are easily accessible, with direct train services to London St Pancras in less than an hour!

This is a fantastic opportunity to secure a wonderful home in a lovely community. Don't miss out!

Entrance Porch

Double glazed door to the front aspect. Double glazed windows to the front and side aspects.

Entrance Hall

Entrance via double glazed door. Wall mounted radiator. Fuse board.

Lounge / Diner

23' 11" max x 12' max (7.29m max x 3.66m max)

Double glazed window to the front aspect. Double glazed french doors to the rear. TV and BT Points.

Kitchen

10' 10" max x 7' 10" (3.30m max x 2.39m)

Wall and base units worksurfaces. Sink and drainer. Gas hob with hood over. Space for white goods. Combi boiler. Double glazed window to the rear aspect and door to the side.

Landing

Double glazed window to the side access.
Wall mounted radiator. Access to loft space.

Bedroom One

12' 4" x 9' 10" (3.76m x 3.00m)

Double glazed window to the front aspect.
Built in wardrobes. Wall mounted radiator.

Bedroom Two

10' 2" max x 10' 4" max (3.10m max x 3.15m max)

Double glazed window to the rear aspect.
Built in wardrobes. Wall mounted radiator.

Bedroom Three

9' 10" max x 8' (3.00m max x 2.44m)

Double glazed window to the front aspect.
Wall mounted radiator.

Bathroom

Double glazed window to the rear aspect.
Bath and wash hand basin.

Seperate Wc.

Low level WC.

Outside

Front Garden

Block Paved. Path.

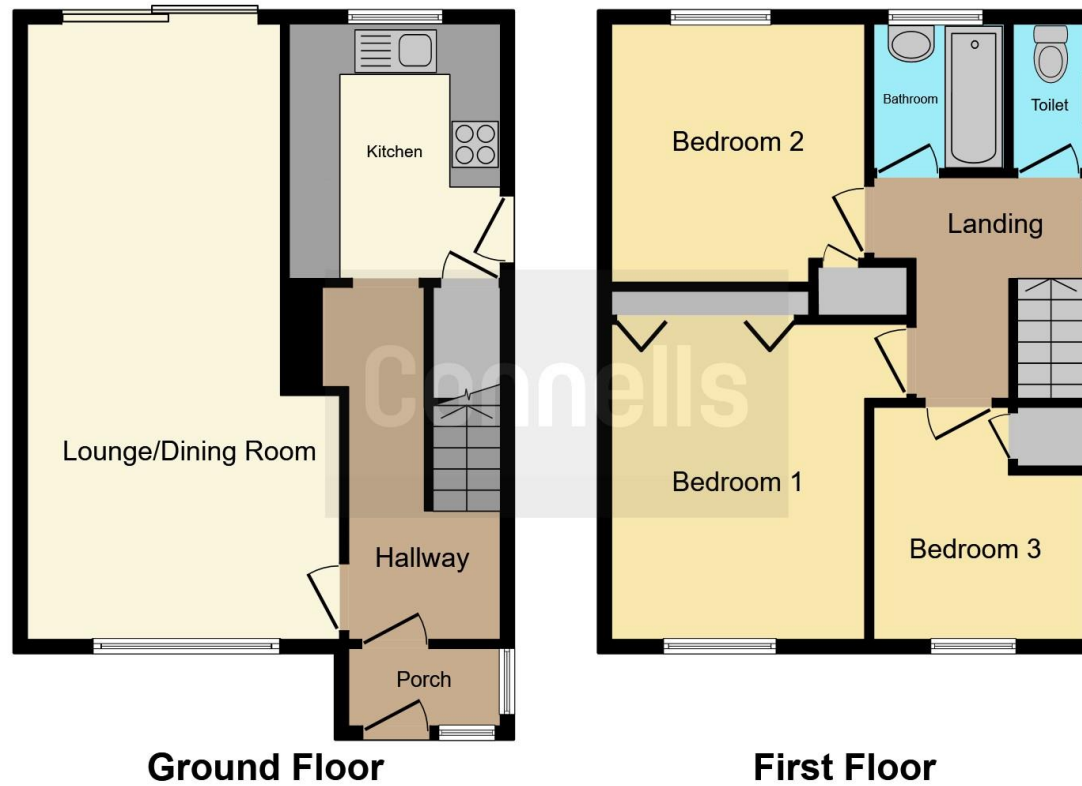
Rear Garden

Laid to lawn. Patio. Enclosed by fencing with gated access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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6 Wood Hill
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EPC Rating: D

Tenure: Freehold

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