



**Connells**

Glebe Way  
Cogenhoe Northampton





## Property Description

Connells Estate Agents are delighted to present this well presented and spacious four bedroom detached home situated in the sought after village of Cogenhoe.

Accommodation comprises; entrance hall, generous sized lounge, conservatory, dining room and kitchen diner which allows direct access to the garage.

On the first floor; four bedrooms, family bathroom and an en suite.

To the exterior of the property; there is a private rear garden and driveway at front of the property.

## Entrance Hall

Enter via double glazed door to the front aspect. Understairs storage cupboard.

## Cloakroom / Wet room

Double glazed window to the side aspect. Wash hand basin and low level WC. Shower. Extractor fan. Combi boiler.

## Lounge

11' 2" x 23' 7" ( 3.40m x 7.19m )

Double glazed window to the front aspect. Television point. Wall mounted radiator. Sliding doors leading to the conservatory.

## Dining Room

8' 10" x 13' 5" ( 2.69m x 4.09m )

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

## Kitchen

22' 4" x 8' 10" ( 6.81m x 2.69m )

Wall and base units. Sink and drainer unit. Gas hob with hood over. Space for washing machine and dishwasher. Double glazed door to the rear. Door through to the wetroom.

## Conservatory

9' 7" x 9' 4" ( 2.92m x 2.84m )

Double glazed door and windows.

## Landing

Access to loft space. Storage cupboard.

## Bedroom One

9' 9" x 13' 7" ( 2.97m x 4.14m )

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

## Bedroom Two

8' x 13' 9" ( 2.44m x 4.19m )

Double glazed window to the front aspect.  
Wall mounted radiator. Access to loft space.

## En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator. Extractor fan. Double glazed window to the rear aspect.

## Bedroom Three

10' 10" x 9' 8" ( 3.30m x 2.95m )

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

## Bedroom Four

Double glazed window to the front aspect.

## Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the rear aspect.

## Outside

### Front Garden

Block paved driveway for multiple vehicles.

### Rear Garden

Two tired garden. laid to lawn lawn. Patio.  
Gated side access.

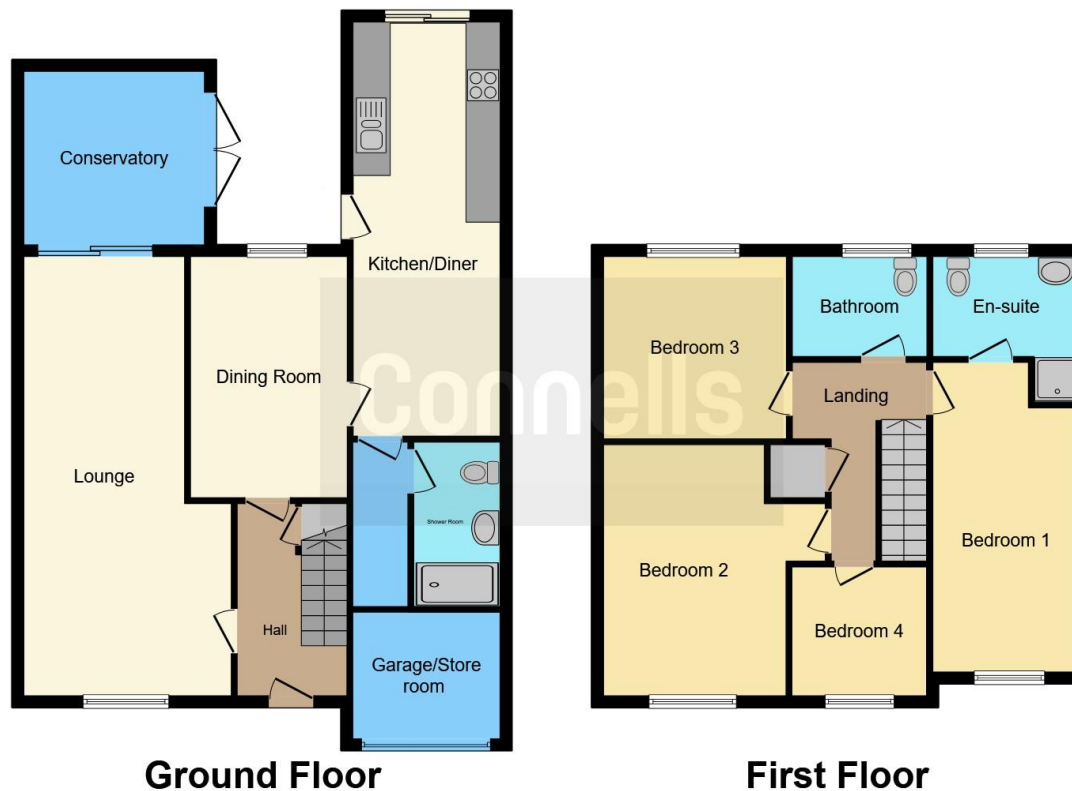












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

Tenure: Freehold

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Property Ref: NHT412803 - 0009