



HARWOODS

Chartered Surveyors & Estate Agents



16 Glebe Way, Cogenhoe
Northamptonshire NN7 1NS

£350,000 Freehold

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An established 3/4 bedroom detached village property situated in Cogenhoe which is a desirable village convenient for the A45 and the towns of Northampton, Wellingborough, Rushden and Milton Keynes.

The accommodation includes a hallway, study (or alternatively bedroom 4), spacious lounge/diner with open fireplace, kitchen with a range of appliances, conservatory, first floor landing, three double bedrooms (master bedroom with en suite shower room/wc) and large main bathroom.

Features include UPVC double-glazing, gas radiator central heating, micro-generating solar panels, driveway, garage and a southerly aspect garden. The house is now vacant and is available with no onward chain.

Cogenhoe has a local Londis shop/post office, church, pub, social club, football club, bowls club, local primary school, playing field and village hall. The closest comprehensive range of retail/leisure facilities are available at either Northampton or Rushden Lakes and a regular rail service operates from both Northampton (for London Euston) and Wellingborough (for London St Pancras).

This is a property that would be ideal for a buyer wanting a family home in a good village and an early viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door with UPVC double-glazed side panel. Radiator, wood faced flooring, staircase rising to 1st floor landing and doors off to lounge/diner and study.

Study/Bedroom 4

12'9" max x 8'9" max (3.89m max x 2.67m max)

A versatile room that can either be used as an extra reception room or a ground floor bedroom. Double radiator and UPVC double-glazed window to the rear.

Lounge/Diner

23'0" x 11'5" (7.01m x 3.48m)

Feature exposed brick fireplace and quarry tiled hearth. Two double radiators, two UPVC double-glazed windows to the front and door leading to kitchen.

Kitchen

12'0" x 9'9" (3.66m x 2.97m)

1.5 bowl single drainer stainless steel sink, range of cream coloured units including base cupboards, base drawers, wall cupboards and pull out larder style unit. Work surface areas, radiator, under-stairs cupboard, UPVC double glazed window and UPVC double-glazed door leading to the conservatory. Range of appliances including electric double oven, five burner gas hob, stainless steel filter hood and integrated washing machine.

Conservatory

10'7" x 7'4" (3.23m x 2.24m)

Electric panel heater, UPVC double-glazed windows overlooking the garden and double doors that give access to the garden.

First Floor Landing

Access to loft space via retractable loft ladder (the Vaillant gas central heating boiler is located in the loft space). Doors from the landing lead off to all bedrooms and the family bathroom.

Bedroom 1

14'3" max x 11'4" max (4.34m max x 3.45m max)

Radiator and UPVC double-glazed window to the front. Door leading to ensuite.

En Suite Shower Room

With modern white suite comprising wall hung washbasin, WC and shower enclosure. Chrome towel radiator, fully tiled walls, extractor fan and UPVC double-glazed window to the side.

Bedroom 2

11'5" x 8'10" exc recess (3.48m x 2.69m exc recess)

Double radiator and UPVC double-glazed window to the rear.

Bedroom 3

11'6" exc recess x 8'6" (3.51m exc recess x 2.59m)

Double radiator and UPVC double-glazed windows to the front and side.

Family Bathroom

11'3" x 5'9" (3.43m x 1.75m)

A spacious bathroom with modern suite comprising WC, pedestal washbasin and panelled bath with shower over. Chrome towel radiator, fully tiled walls, extractor fan, tiled floor and UPVC double-glazed window to the rear.

Front Garden

Lawn and mature shrubs. Driveway providing off-road parking for 2 to 3 vehicles and giving direct access to the garage. A gate from the driveway gives access on foot to the rear garden.

Garage

15'10" approximate x 9'0" approximate (4.83m approximate x 2.74m approximate)

Sectional concrete single garage with front garage door and side access door from the garden.

Rear Garden

Southerly aspect rear garden with paved patio and lawn.

Council Tax Band

West Northamptonshire Council. Council Tax Band D.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

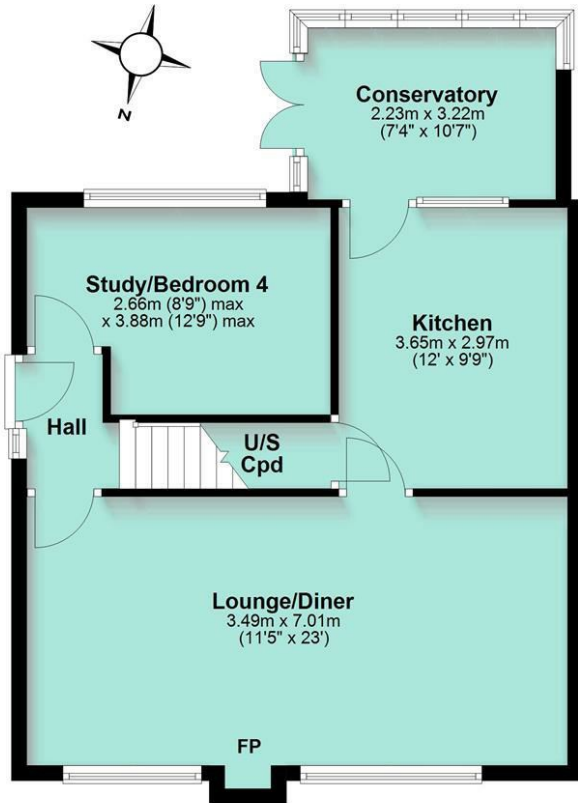




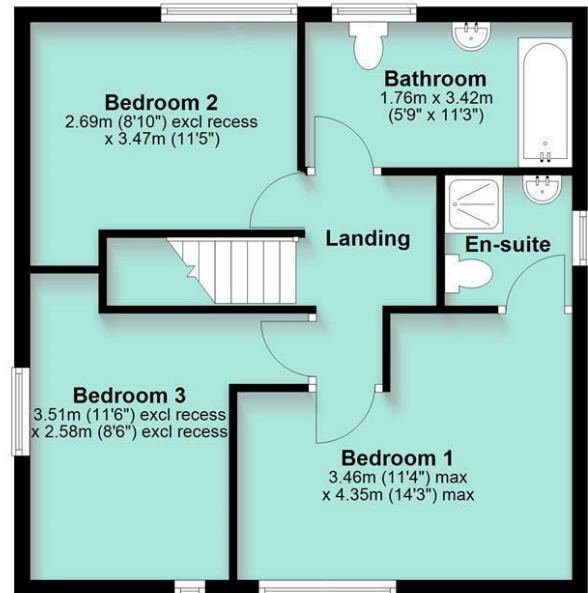
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Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	