



Main Street, Cosgrove, MK19 7JL



29 Main Street
Cosgrove
Northamptonshire
MK19 7JL

£450,000

An extended 3 bedroom detached house in a sought after non-estate village location, close to the village Green and Grand Union Canal, and with the benefit of planning permission to extend.

The property has accommodation set on two floors comprising an entrance hall, an extended living room, separate dining room, extended kitchen and utility room. On the first floor are a landing, 3 bedrooms and a bathroom. Outside it has off-road parking for three cars to the front and an attractively landscaped rear garden.

It has planning permission to add a fourth bedroom with en-suite and the benefit of solar panels and an electric car charging point.

Located to the far side of the village, just a few footsteps from the village green and countryside walks, along with Grand Union Canal, and village pub which are just a short walk away. There is a grocery store available on Cosgrove Park.

- Extended 3 Bedroom Detached House
- PLANNING PERMISSION TO EXTEND
- Extended Living Room with Fireplace
- Separate Dining Room
- Extended Kitchen & Utility Room
- Driveway & Electric Car Charger
- Landscaped Rear Garden
- Non Estate Village Location
- Sought After Village Location
- SOLAR PANELS + BATTERY, & ELECTRIC CAR CHARGER





Ground Floor

A front door opens to an entrance which has stairs to the first floor and doors to all rooms.

The living room has been extended to the front and features a fireplace. An open doorway leads to the dining area at the rear which has glazed French doors opening to the rear garden.

A kitchen has a range of units to floor and wall levels with wooden worktops, a sink unit, a range cooker and space for other appliances. The utility room has a worktop, sink and space for a washing machine. Window to the rear and door to the side.

First Floor

The landing has an airing cupboard, a window to the side, access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom and located to the rear.

Bedroom 3 is a single bedroom located to the front with a fitted cupboard.

The bathroom has a suite comprising WC, wash basin and bath with shower over. Window to the rear.

Gardens & Parking

The front garden has a block paving providing off-road parking for 3 vehicles and an electric car charging point. Side gated access leads to the rear garden.

The rear garden is landscaped with patios, timber deck, lawns and stocked beds and borders. Enclosed by fencing.

Garage

Single garage with up and over door and side access door.

Heating & Solar Panels

The property has gas to radiator central heating. Running costs kept to a minimum with owned solar panels of 3.5 kW capacity plus 5 kW battery + electric car charger.

Planning Permission

Application No 2024/3451/FUL

Planning permission has been granted for second story extension to the side over the garage- creating a fourth bedroom and en-suite shower room, plus second story to the front increasing the side of bedroom 1.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: D

Location - Cosgrove

An attractive village situated on the South Northamptonshire and North Buckinghamshire border. Much of the village is located on the Grand Union Canal with pleasant Canal-side walks. The village hosts the popular Barley Mow Pub, a village junior school, and Church. Extensive shopping facilities can be found in nearby Stony Stratford (approx 2 miles) or Central Milton Keynes (approx 6.5 miles) which also has a mainline railway station to London (Euston) with the quickest trains taking just 30 minutes.

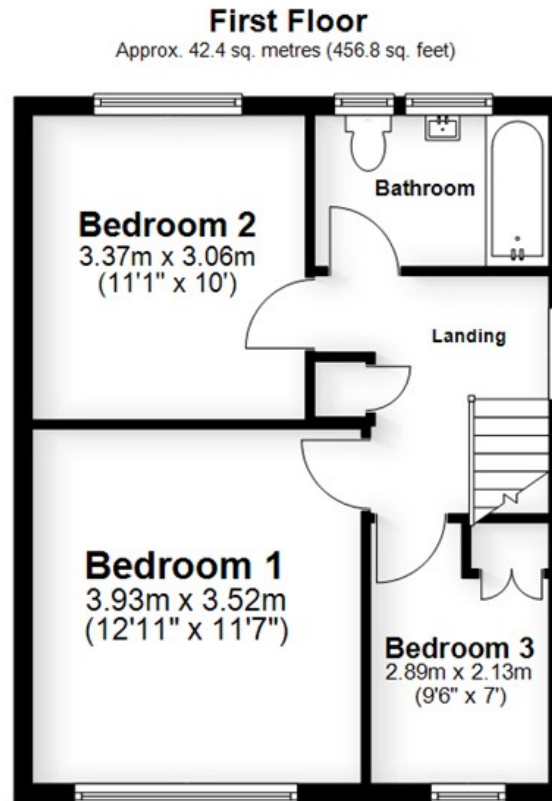
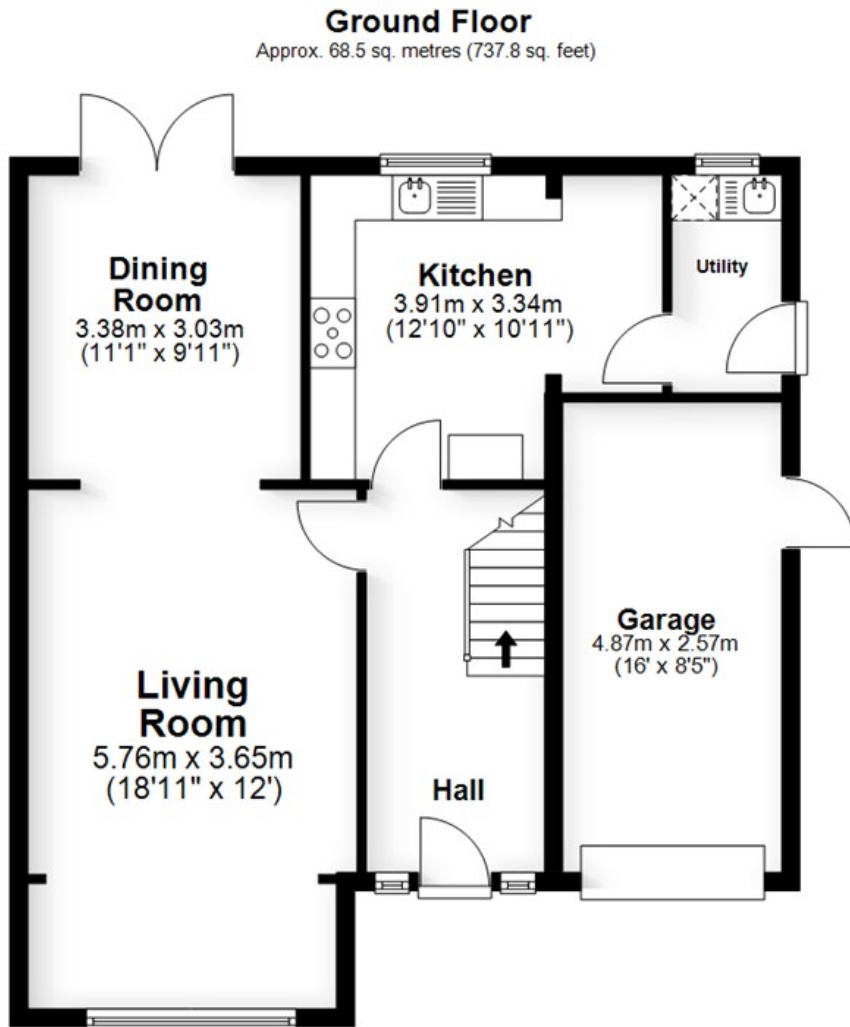
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Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





Total area: approx. 111.0 sq. metres (1194.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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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	

