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# Glebe Road, Cogenhoe, Northampton, NN7 1NR

£350,000 Detached

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**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to bring to the market an extended three bedroom detached family home situated in the ever popular village of Cogenhoe.

## Features & Utilities

- ✓ Extended
- ✓ Village Location
- ✓ Down Stairs WC
- ✓ Corner Plot
- ✓ Kitchen/Diner
- ✓ En-suite to Bedroom One
- ✓ Great Family Home
- ✓ Refitted Kitchen
- ✓ Early Viewing Recommended

# Property Overview

Jackson Grundy are delighted to bring to the market an extended three bedroom detached family home situated in the ever popular village of Cogenhoe. In brief the property comprises entrance hall, lounge, kitchen/diner, dining room, utility and WC. The first floor has three bedrooms with en-suite to bedroom one and a refitted shower room. There is a wrap around garden with patio areas. The front has off road parking leading to detached garage. EPC Rating: D. Council Tax Band: D.

## ENTRANCE

Enter via uPVC double glazed door. Radiator. Stairs to first floor. Tiled floor. Electric fuse box.

## LOUNGE 3.70m x 7.53m (12'2 x 24'8)

Two uPVC double glazed windows to front elevation. Two double panel gas fireplace with marble surround. Coving. French doors to dining room.

## KITCHEN/DINING ROOM 8.69m x 1.29m (28'6 x 4'3)

Two uPVC double glazed window to rear elevation, uPVC double glazed door to garden. Radiator. Base and wall mounted units with roll top work surface. Sink with half drainer and mixer tap. Four ring electric hob. Extractor over. Double oven. Tiled splash backs and floor. Storage under stairs. Dado rail and spot lights.

## UTILITY 2.16m x 1.55m (7'1 x 5'1)

uPVC double glazed window to rear elevation. uPVC double glazed door to side. Radiator. Base units with roll top work surfaces. Space for white goods. Tiled floor and splash back.

## WC

Opaque uPVC double glazed window to rear elevation. Radiator. Low level WC. Wall held bowl with cupboard underneath. Tiled floor and splash backs. Extractor fan.

## DINING ROOM/BEDROOM FOUR 3.48m x 2.72m (11'5 x 8'11)

uPVC double glazed French doors to rear elevation. Radiator.

## FIRST FLOOR LANDING

Doors leading to adjoining rooms. Loft hatch.

## BEDROOM TWO 3.45m x 4.22m (11'4 x 13'10)

Two uPVC double glazed windows to front elevation. Two radiators. Built in wardrobes. Coving. Storage to eaves.

## BEDROOM THREE 2.70m x 2.81m (8'10 x 9'3)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM ONE 3.71m x 3.26m (12'2 x 10'8)

Dual aspect uPVC double glazed window. Storage to eaves. Built in wardrobe. Radiator.

## BATHROOM 2.46m x 2.79m (8'1 x 9'2)

Tiled from floor to ceiling. Panel bath. Corner shower cubicle. WC. Heated towel rails. Wood effect flooring.

## OUTSIDE

### FRONT

Lawn. Flower bed borders. Driveway leading to garage.

### GARAGE

Brick built with up and over door. Two uPVC windows to side elevation. Power and light.

### REAR

Patio area. Steps to lawn. Flower and shrub borders. Raised flower bed. Shed.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

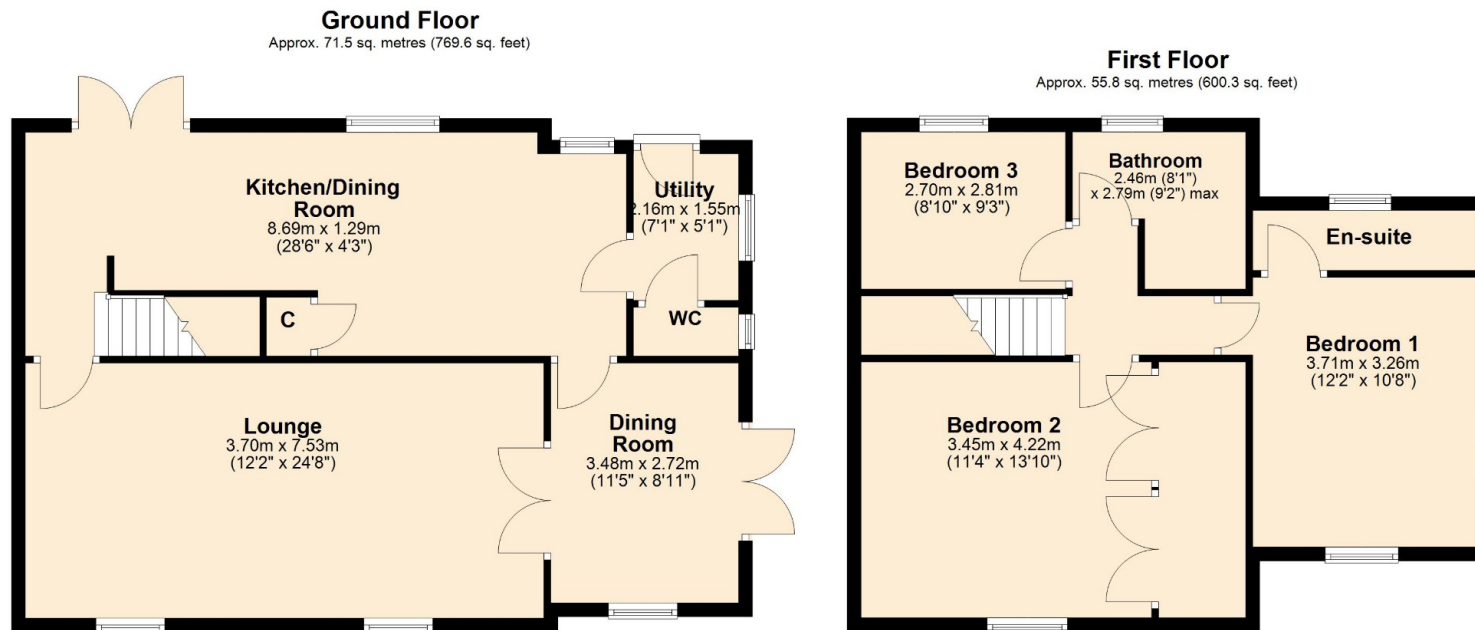
### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

### **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.

# Floorplan





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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