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Orchard Way, Cogenhoe, Northamptonshire, NN7 1LZ

£380,000 Detached

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**Platinum Trusted
Service Award**
Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

Nestled in the sought after village of Cogenhoe, this rarely available three-bedroom detached family home offers a perfect blend of space and modern living. Set in a picturesque village with great local amenities and countryside walks, off-road parking for four cars and a detached single garage.

Features & Utilities

- ✓ Planning Permission Approved to Erect Side Dormers - 2024/4790/FULL
- ✓ Village Location
- ✓ Off Road Parking For Four Cars
- ✓ Detached Garage
- ✓ Downstairs Shower Room
- ✓ uPVC Double Glazing
- ✓ Three Double Bedrooms
- ✓ Early Viewing Advised

Property Overview

Nestled in the sought after village of Cogenhoe, this rarely available three-bedroom detached family home offers a perfect blend of space and modern living. Boasting a light and airy feel throughout, the property features a welcoming entrance hall, a cosy lounge with a feature fireplace, and a dining room that opens directly onto the garden—ideal for entertaining. The contemporary kitchen is complemented by an adjoining utility room, while a versatile third bedroom and a downstairs shower room add flexibility to the layout. Upstairs, two spacious bedrooms with ample storage are served by a well-appointed family bathroom. The generous rear garden is designed for relaxation and entertaining, with a lawn and multiple entertaining terraces. Off-road parking for four cars and a detached single garage complete this fantastic home. Set in a picturesque village with great local amenities and countryside walks. EPC Rating D. Council Tax Band D.

ENTRANCE HALL

Entrance via composite door with obscure glazed insert. Wooden flooring. Storage cupboard.

SHOWER ROOM

Obscure double glazed window to front elevation. Radiator. Suite comprising low level WC, shower cubicle with electric shower and wash hand basin with storage cupboard below. Tiled flooring. Tiled splash backs. Coving.

DINING ROOM 4.04m x 3.86m (13'3 x 12'8)

uPVC double glazed French doors to rear elevation. Wooden flooring. Coving. Under stairs storage cupboard.

KITCHEN 4.14m x 3.26m (13'7 x 10'8)

uPVC double glazed window to rear elevation. uPVC double glazed French doors to side elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel one and a half bowl sink and drainer unit with mixer tap over. Built in fridge / freezer and dishwasher. Range style cooker with extractor hood over. Tiled flooring. Tiled splash backs. Spotlights to ceiling. Coving.

UTILITY ROOM 2.72m x 1.27m (8'11 x 4'2)

Roof lantern. Radiator. Fitted with a range of wall and base units with roll top work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Space for white goods. Tiled flooring. Tiled splash backs. Storage cupboard with Vaillant boiler.

LOUNGE 5.62m x 3.65m (18'5 x 12'0)

uPVC double glazed bay window to front elevation. Further uPVC double glazed window to front elevation. Three radiators. Gas fireplace with surround. Wall light points. Coving. Door to:

INNER HALL

uPVC obscure double glazed window and door to side elevation. Stairs rising to first floor landing. Door to:

BEDROOM THREE 2.98m x 2.76m (9'9 x 9'1)

uPVC double glazed window to rear elevation. Radiator.

FIRST FLOOR LANDING

Airing cupboard housing lagged tank and shelving. Doors to:

BEDROOM ONE 4.88m x 3.41m (16'0 x 11'2)

Two uPVC double glazed windows to front elevation. Two radiators. Fitted wardrobes. Door to eaves.

BEDROOM TWO 2.95m x 2.75m (9'8 x 9'0)

uPVC double glazed window to rear elevation. Radiator. Doors to eaves.

BATHROOM

Dual aspect uPVC obscure double glazed windows. Radiator. Heated towel rail. Suite comprising low level WC, corner bath and wash hand basin. Tiled walls. Ceiling spotlights.

OUTSIDE

FRONT GARDEN

Horseshoe on and off block paved driveway. Slate flower bed.

GARAGE

Up and over door. Power and light connected. uPVC double glazed door to rear garden.

REAR GARDEN

Patio area with retaining wall. Steps to lawn. Flower bed borders. Access to side and garage.

DRAFT DETAILS

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

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 – None

EV Car Charge Point – None

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 – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

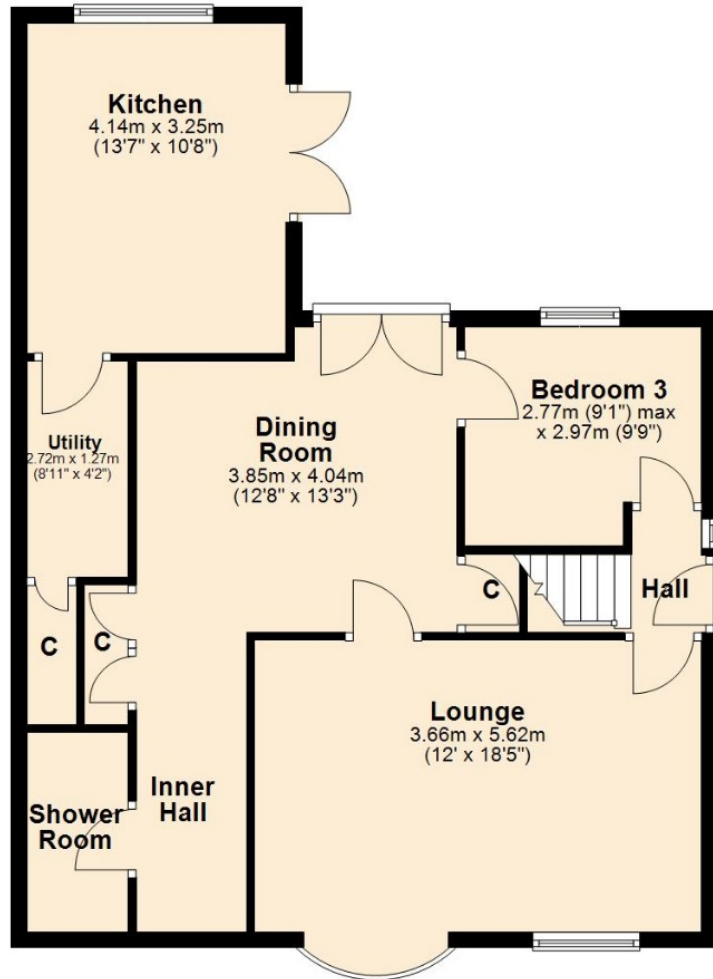
AGENTS NOTES

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

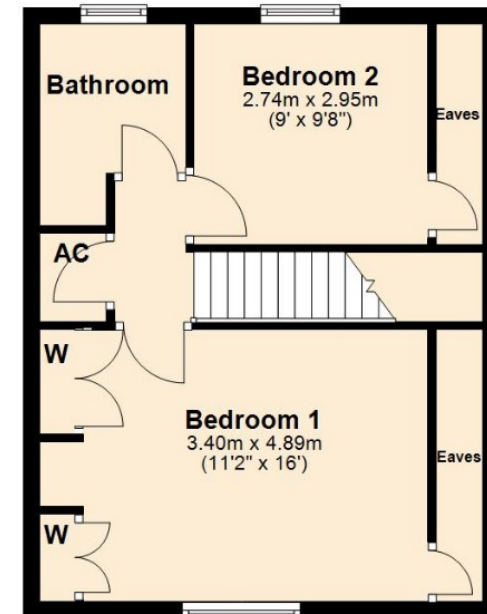
intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only 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

Ground Floor



First Floor



Total area: approx. 115.2 sq. metres (1240.5 sq. feet)



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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