



www.jacksongrundy.com

Station Road, Cogenhoe, NN7 ILT

£450,000 Bungalow

3 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

A beautifully presented detached bungalow, situated within the popular village location of Cogenhoe and offering potential for a loft conversion (subject to relevant planning regulations).

Features & Utilities

- ✓ Beautifully Presented Detached Bungalow
- ✓ Village Location
- ✓ Three Double Bedrooms
- ✓ Kitchen/Dining Room, Utility Room & Cloakroom
- ✓ Landscaped Gardens
- ✓ Potential For Loft Conversion (Subject To Relevant Building Regulations)



Property Overview

A beautifully presented detached bungalow, situated within the popular village location of Cogenhoe and offering potential for a loft conversion (subject to relevant planning regulations). The accommodation comprises entrance porch, lounge, fitted kitchen/dining room, utility room, cloakroom, inner hallway, three double bedrooms and a four piece shower room. Outside there are landscaped gardens to the front, side and rear. Driveway providing off road parking for numerous vehicles and a garage. EPC Rating: TBC. Council Tax Band: D

PORCH

Double glazed part glazed entrance door. Double glazed window to side elevation. Radiator. Coving. Door to:

LOUNGE 6.32m x 3.56m (20'8" x 11'8")

Double glazed window to side elevation. Double glazed French doors to garden with double glazed full length windows to to the side. Two radiators. Coving. Fire surround with mantel over housing electric fire and hearth. Door to:

KITCHEN/DINING ROOM 7.37m x 2.64m (24'2" x 8'7")

Double glazed window to side elevation. Double glazed French doors to garden with double glazed full length windows to to the side. Two radiators. Fitted wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in electric hob and electric oven with cooker hood over. Plumbing for dishwasher. Space for fridge. Cupboard housing combination boiler. Coving. Inset ceiling lights. Doors to utility and inner hallway.

UTILITY

Double glazed door to garden. Radiator. Fitted wall and base units with work surfaces over. Plumbing for washing machine and tumble dryer. Tiled floor. Coving. Door to:

WC

Double glazed obscure glazed window to front elevation. Heated towel rail. Suite comprising low level WC and wash hand basin. Tiled floor. Part tiled walls.

INNER HALLWAY

Coving. Access to loft with power and light via ladder. Dri-Eco heat ventilation unit. Doors to:

BEDROOM ONE 3.88m x 2.88m (12'8" x 9'5")

Double glazed bay window to front elevation. Radiator. Coving.

BEDROOM TWO 3.16m x 3.56m (10'4" x 11'8")

Double glazed window to side elevation. Radiator. Coving.

BEDROOM THREE 2.94m x 2.64m (9'7" x 8'7")

Double glazed window to front elevation. Radiator. Coving.

SHOWER ROOM

Two double glazed windows to side elevation. Heated towel rail. Suite comprising two sinks with vanity units, WC and walk in shower cubicle with rainwater shower head and additional shower head. Part tiled walls and floor. Inset ceiling lights and extractor fan.

OUTSIDE

FRONT GARDEN

Part wall, hedgerow and fence enclosed. Block paved driveway providing off road parking for numerous vehicles. Gravelled areas with mature trees and shrubs.

SIDE GARDEN

Wall and fenced enclosed with gated access to front. Block paved and outside tap.

REAR GARDEN

Fully enclosed with side gated access. Paved patio areas and paths. Gravelled borders with some mature shrubs. Lawned garden. Outside tap and lights. Decked area with shed (power and light connected to shed).

GARAGE

Up and over door. Double glazed windows to side and rear elevations. Double glazed courtesy door to garden. Power and light connected. Eaves storage.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

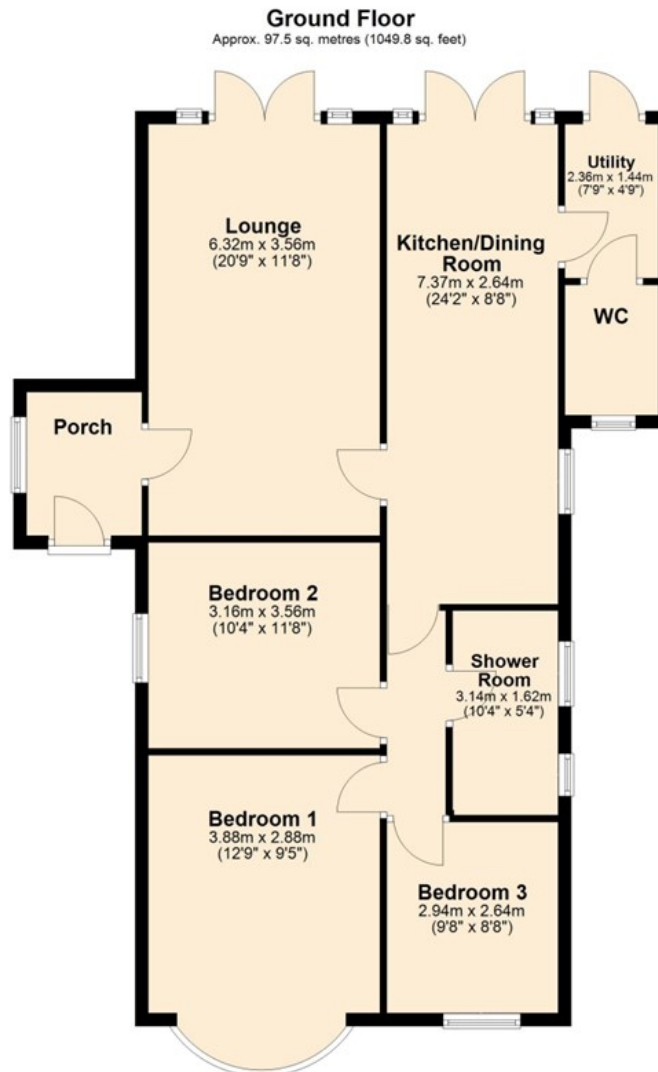
Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan



Total area: approx. 97.5 sq. metres (1049.8 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk

