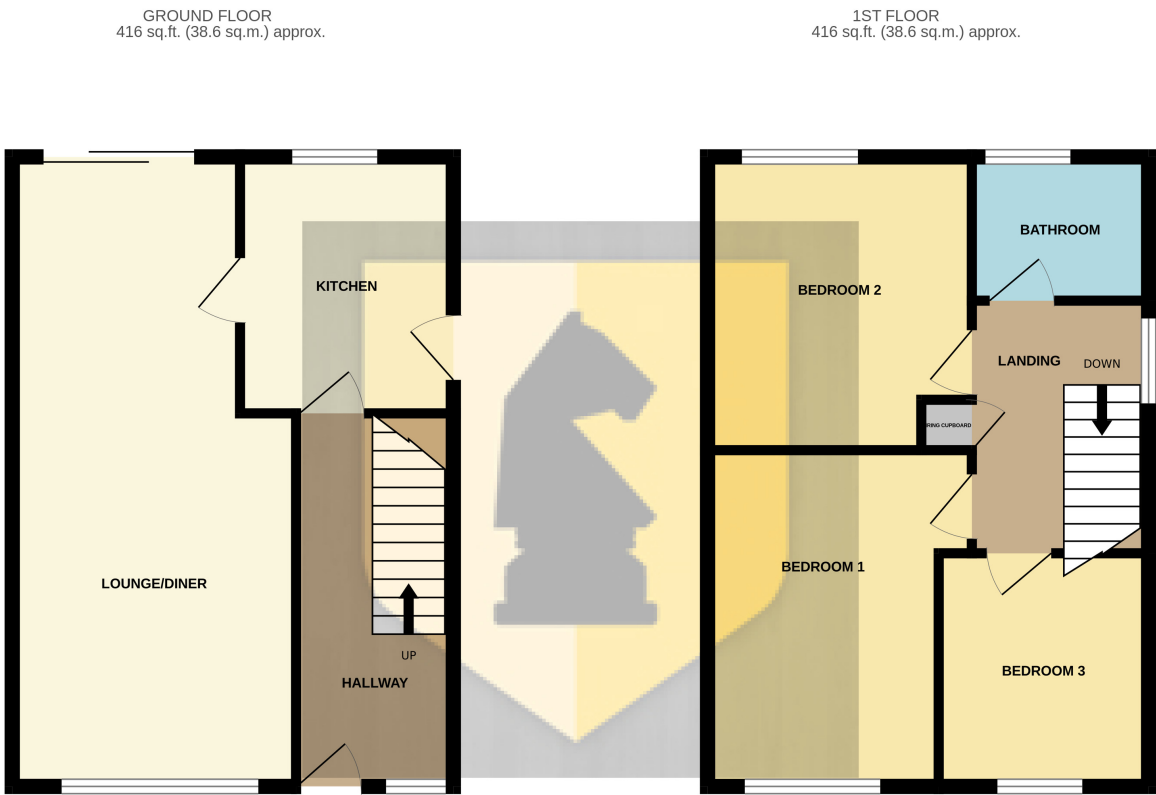


Make the right move!



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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36 Glebe Road, Cogenhoe, Northampton. NN7
1NR.

£299,995 Freehold

Edward Knight Estate Agents are pleased to offer to the market this three bedroom semi-detached family home in the much sought after village of Cogenhoe. The accommodation briefly comprises of entrance hall, lounge/diner and kitchen on the ground floor with three bedrooms and family bathroom on the first floor. Externally there is a front and rear garden, garage and driveway. The property further benefits from upvc double glazing and gas central heating. Viewing is highly recommended.

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

Entrance Hall

Entry via composite door. Stairs leading to first floor.

Kitchen

8' 2" x 10' 2" (2.49m x 3.10m) Kitchen suite comprising of a range of base and eye level units with worktops mounted over. Sink and drainer unit with mixer tap over. Fitted electric oven. Fitted gas hob with extractor hood mounted over. Radiator. Upvc double glazed windows to the rear aspect. Upvc double glazed door to side aspect.

Lounge/Diner

11' 1" x 24' 3" (3.38m x 7.39m) Upvc double glazed window to front aspect. Upvc patio doors to rear aspect. Radiators.

FIRST FLOOR

Bathroom

Fitted three piece suite comprising of a low flush WC, vanity unit with wash hand basin mounted over and panelled bath with shower over. Heated towel rail. Double glazed window to the rear aspect.

Bedroom One

11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to rear aspect. Radiator.

Bedroom Two

12' 3" max x 8' 11" (3.73m max x 2.72m) Double glazed window to front aspect. Radiator.

Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m) Double glazed window to front aspect. Radiator.

EXTERNALLY

Front Garden

Mainly laid to lawn. Pathway to front door. Driveway.

Rear Garden

Generous sized garden, mainly laid to lawn with patio area.

Garage

Entry via up and over door.

