



61 Station Road

Cogenhoe, Northampton, NN7 1LU

£1,225 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET BACK TO YOU!

A charming two-bed cottage located in the peaceful village of Cogenhoe, Northampton with off road parking and a mature garden.



Unfurnished accommodation comprising; entrance hall, kitchen, dining room, lounge, shower room, two double bedrooms, UPVC double glazing, gas central heating, large garden and driveway parking for two plus cars. EPC – C, Council Tax - C

Step into the spacious entrance hall, where you'll find wood-effect vinyl flooring and a large window overlooking the front aspect. From here, you have access to all rooms on the ground floor as well as the stairs leading up to the first floor.

Bright and airy lounge, which is newly carpeted and boasts a lovely view of the front garden and the street. The family shower room has tiled flooring and is partially tiled on the walls, featuring a hand wash basin with a storage cupboard underneath, a WC, and a heated towel rail. You'll also find a large walk-in shower with a chrome riser and an additional handheld shower for your convenience. The shower is lined with aqua panels and includes LED downlighters. The newly installed kitchen is equipped with a gas hob with four burners and a range of base and high-level cupboards, providing ample storage space. The flooring throughout the hallway is wrapped around to the open-plan dining room, which features wood-effect vinyl flooring and UPVC French doors that open up to the garden. There's plenty of space here for a 10-seater dining table and chairs, allowing you to host family dinners or dinner parties with ease. Extra large storage cupboard under the stairs.

As you make your way up the staircase to the first floor, you'll find a window at the top of the stairs offering an outlook onto the neighbouring properties. Bedroom one is a large double which is fully carpeted and boasts a lovely view of the semi-wraparound garden, along with a new UPVC double glazed window and a feature fireplace (not for use, ornamental only). The second bedroom overlooks the street and features a large window, fully carpeted flooring, newly redecorated, and a good-sized double room. This is an ideal space for guests or as a home office. Outside, the property benefits from a semi-private, half-wraparound garden that is south-facing, providing an abundance of natural light throughout the day. There's also a patio area located just off the dining room doors, perfect for hosting a summer BBQ.

The garden will be reseeded and recut at the landlord's expense (weather permitting), and the tenant will be responsible for the remainder of the grass cutting. You'll also find a lockable storage shed that's brand new and conveniently located at the rear of the garden. Cast iron gates will be fitted to the front of the property in due course, providing added security and privacy to the driveway parking for two plus cars.

Don't miss out on the opportunity to call this lovely cottage your new home. Book your viewing today!

Entrance Hall 8'09 x 7'06 (2.67m x 2.29m)

Living Room 12'04 x 11'00 (3.76m x 3.35m)

Shower Room 7'06 x 6'07 (2.29m x 2.01m)

Kitchen 15'06 x 7 (4.72m x 2.13m)

Dining Room 18'08 x 11'09 (5.69m x 3.58m)

Storage Cupboard 10'11 max x 2'02 (3.33m max x 0.66m)

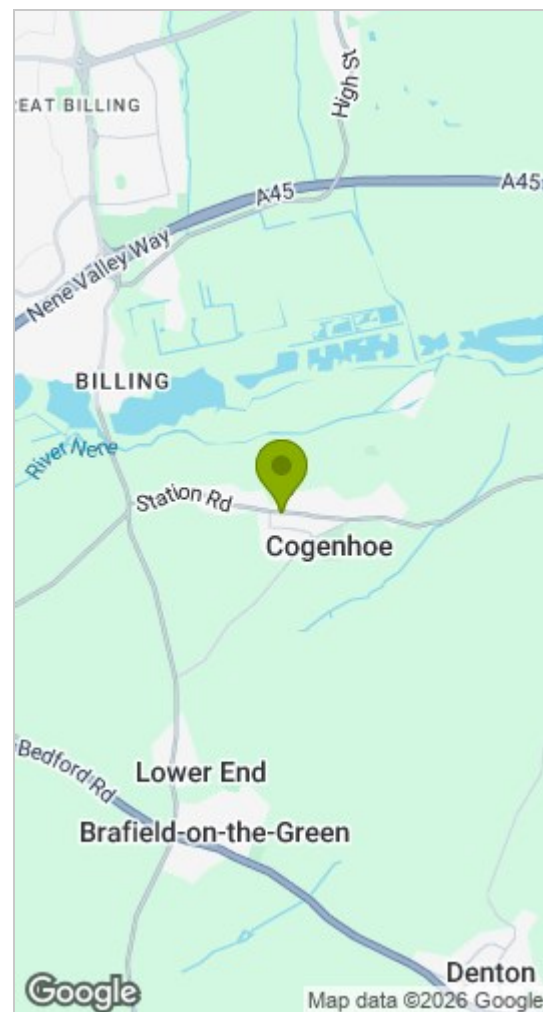
Bedroom One 12'05 x 11'01 (3.78m x 3.38m)

Bedroom Two 12'04 x 11'02 (3.76m x 3.40m)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	89
(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 