

**Mike
Neville**
ESTATE AGENTS



168 Rushden Road, Wymington, North Bedfordshire, NN10 9LE

168 Rushden Road, Wymington, North Bedfordshire, NN10 9LE

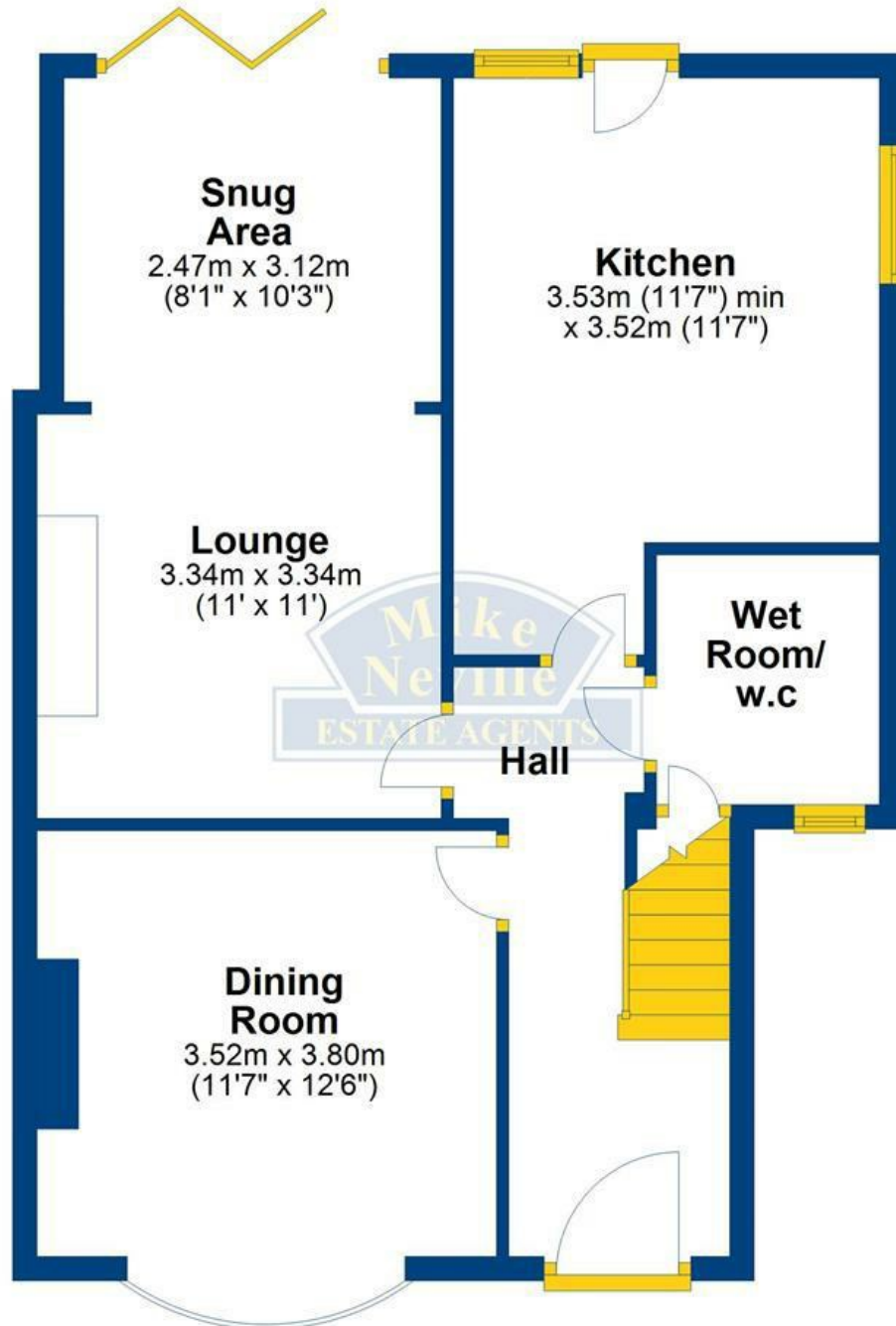
£300,000 Freehold

We are delighted to offer for sale this extended semi detached house, situated in a semi-rural location, yet within easy driving distance of local schools and amenities. The property benefits from the lounge having an open fire, along with a snug area with bi-fold doors opening to the rear garden, a ground floor wet room/wc, modern kitchen and a separate dining room. To the rear of the property is a well established, fantastic size rear garden, which features a large patio, lawn and established trees, whilst also backing onto a paddock and open fields.

- **Semi-Rural Location**
- **Extended To Provide A Snug Area To The Lounge & Larger Kitchen**
- **Countryside Walks In Close Vicinity**
- **1930's Bay Fronted Semi Detached Property**
- **Three Bedrooms**
- **Lounge & Snug Area with Open Fire**
 - **Large Private Rear Garden**
- **Ground Floor Wet Room / First Floor Bathroom**
- **Off Road Parking for four vehicles**
- **Energy Efficiency Rating - D67**

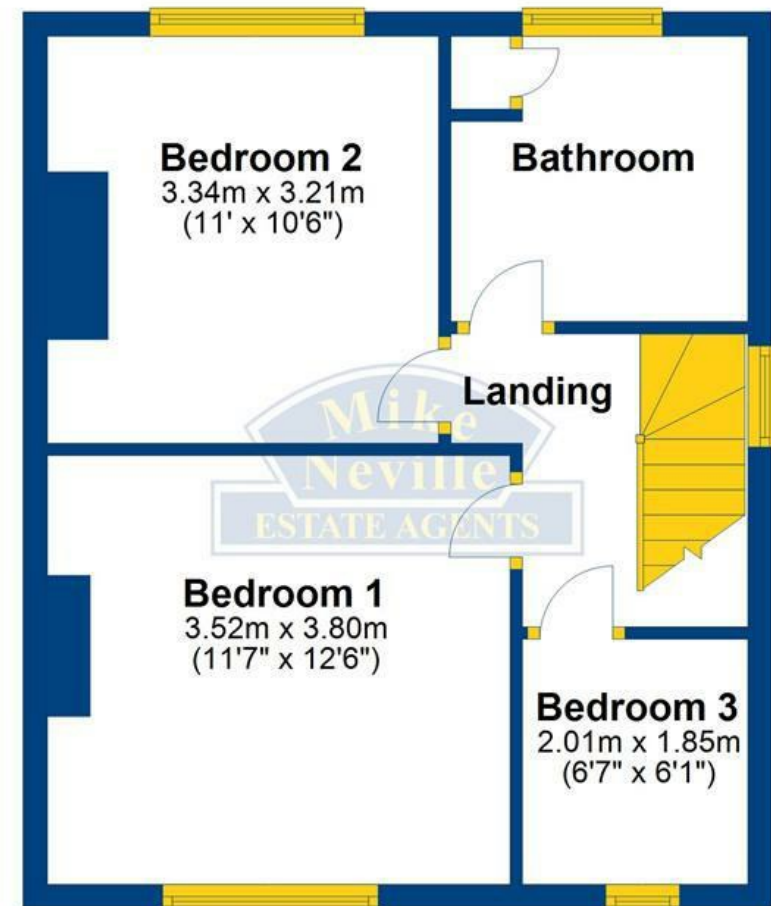
Ground Floor

Approx. 61.4 sq. metres (661.2 sq. feet)



First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 101.5 sq. metres (1092.3 sq. feet)

Location

Rushden Road, Wymington is a continuation of Wymington Road, Rushden. The property can be found as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D67

Certificate number - 0380-2364-1010-2699-6965

Accommodation

Ground Floor

Hall

Wet Room/ w.c

Plus storage cupboard.

Wet room floor, with drainage for the shower. Modern white low flush wc & pedestal wash hand basin.

Dining Room 11'7" x 12'6" (3.52m x 3.80m)

Plus bay window to front.

Lounge 10'11" x 10'11" (3.34m x 3.34m)

Feature open fire.

Snug Area 8'1" x 10'3" (2.47m x 3.12m)

With bi-fold doors opening through to the rear garden.

Kitchen 11'7" x 11'7" (3.53m x 3.52m)

Minimum measurement, plus door recess.

Modern re-fitted kitchen with maroon coloured cupboards & drawers.

Wall mounted Ideal gas fired combination boiler.

Space and plumbing for washing machine & tumble dryer.

Built in double oven and ceramic hob.

First Floor

Landing

Bedroom 1 11'7" x 12'6" (3.52m x 3.80m)

Bedroom 2 10'11" x 10'6" (3.34m x 3.21m)

Bedroom 3 6'7" x 6'1" (2.01m x 1.85m)

Bathroom

Coloured suite comprising a bath, low flush wc and pedestal wash hand basin. Useful storage cupboard.

Outside

Front

Driveway Parking

Block Paved for four vehicles.

Rear Garden

A well established and fantastic size rear garden, which features a large patio, lawn, borders and established trees, whilst also backing onto a paddock and open fields.

Gated access through from the front of the property.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.















168

**Mike
Neville**
ESTATE AGENTS

**168 Rushden Road
Wymington
North Bedfordshire
NN10 9LE
£300,000 Freehold**

**Neville House, 67 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG
T: 01933 316316 | E: sales@mike-neville.co.uk | www.mike-neville.co.uk**



**RUSHDEN
01933 316316**

**BEDFORD
01234 327455**

**WOBURN
01525 290393**

**HITCHIN
01462 438979**

Registered in England 4144174

Auction Rooms
CHARLES ROSS
FINE ART AUCTIONEERS
AND VALUERS
01525 290502