



**120 Wymington Road, Rushden  
Northamptonshire NN10 9LA  
£310,000 Freehold**

**\*360° Walkthrough Available\*** We are delighted to offer for sale this well established double bay fronted, mature family home, situated in a highly sought after location, close to Southend Schools and also providing fantastic road links South, to Bedford. Boasting three bedrooms, first floor bathroom, lounge, separate dining room, conservatory and kitchen. Externally, you will find a good size, private rear garden, front garden, garage size workshop, store and driveway. To book that all important immediate viewing, contact our office today. NO ONWARD CHAIN.

- Sought After Location, Views Opposite over School Playing Fields
- Immediate Walking Distance To South End Schools
- Good Road links To Bedford
- Ideal Family Home or Investment
- Three Bedrooms
- Three Reception Rooms / Areas
- Garage Size Workshop and Store
- Good Frontage
- Good Size Rear Garden
- Energy Efficiency Rating - To be advised - EPC ordered





## Location

Wymington Road connects High Street South to the village of Wymington, with this property being found not far from the turning into Hall Avenue, Rushden. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Selling Agents on 01933 316316.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - To be advised - EPC Ordered

Certificate number - To be advised - EPC Ordered

## Accommodation

### Ground Floor

#### Porch

#### Hall

#### Ground Floor Cloakroom / WC

#### Lounge 11'11" x 10'10" (3.62m x 3.31m)

Maximum measurement, including bay.

#### Dining Room 11'11" x 10'4" (3.63m x 3.16m)

#### Kitchen 12'3" x 7'10" (3.74m x 2.40m)

Wall mounted Ideal Logic gas fired boiler (not tested). Electric oven and gas hob (both not tested).

#### Conservatory 7'4" x 8'1" (2.24m x 2.46m)

Space and plumbing for washing machine etc.

### First Floor

#### Landing

Loft access.

#### Bedroom 1 12'5" x 10'10" (3.79m x 3.30m)

Maximum measurement, including bay.

#### Bedroom 2 11'11" x 10'3" (3.64m x 3.13m)

#### Bedroom 3 8'6" x 7'11" (2.60m x 2.41m)

Maximum measurement, including airing cupboard housing hot water cylinder (not tested).

## Bathroom / WC

## Outside

### Front

### Front Garden and Driveway

Side gated access to rear.

### Rear

#### Garage Size Workshop 15'9" x 8'1" (4.81m x 2.46m)

Brick built. A useful space with power and light connected. Door to front. Door to side. Windows to side.

#### Store 6'1" x 8'1" (1.85m x 2.46m)

Door to side. Window to rear.

### Rear Garden

## 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](http://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.

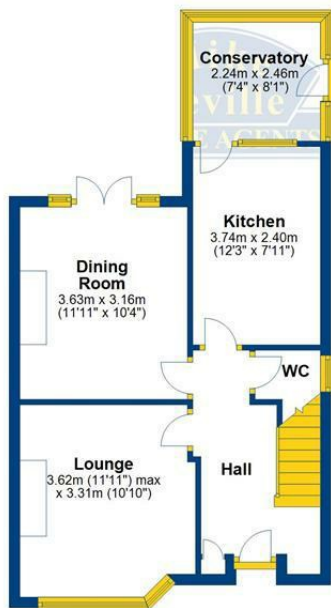






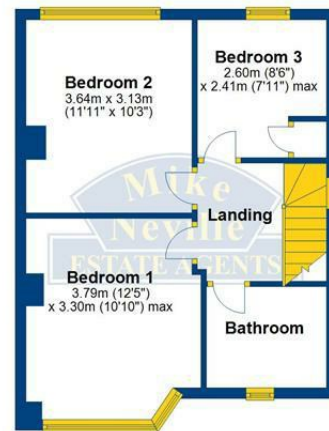
### Ground Floor

Main area: approx. 48.3 sq. metres (520.2 sq. feet)  
Plus outbuildings, approx. 16.6 sq. metres (179.1 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Main area: Approx. 89.1 sq. metres (958.5 sq. feet)  
Plus outbuildings, approx. 16.6 sq. metres (179.1 sq. feet)