



**150 Wymington Road, Rushden
Northamptonshire NN10 9LA
Price £360,000 Freehold**

We are delighted to bring to the market for sale this is large, modern yet now established detached property, offered for sale with no onward chain, providing an exciting opportunity for a family looking to make that next step up. Boasting over 1,050sqft of living space, four bedrooms, a modern interior throughout, including a Wren kitchen, fitted approximately two years ago. The location, towards the South Side of the Town, provides speedy access South into Bedfordshire and nearby there are the popular South End Infant and Junior Schools. An early viewing of this property is essential to appreciate all that is on offer here.

- Sought After Location
- Good Links To A6 & A45
- Walking Distance To Local Schools
- Energy Efficiency Rating - D65
- No Onward Chain
- Modern Wren Kitchen
- Mature & Established Rear Garden
- Four Bedrooms
- Ideal Family Home
- Garage & Driveway Parking



Location

Wymington Road can be found off High Street South with the property being found opposite the turning into Link Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D65

Certificate number - 6112-0132-4002-0002-3306

Accommodation

Ground Floor

Porch area and Hall

Lounge 11'11" x 14'11" (3.63m x 4.54m)

Kitchen/Breakfast Room 12'0" x 11'10" (3.67m x 3.60m)

A Modern Wren Kitchen fitted approximately 2 years ago. Range of cupboards and space for Range Cooker. Extractor hood. Plumbing for dishwasher, washing machine, tumble dryer and large fridge/freezer.

The kitchen/breakfast room opens to the dining room (was previously 2 separate rooms).

Dining Room 11'9" x 8'10" (3.57m x 2.70m)

The dining room opens to the kitchen/breakfast room (was previously 2 separate rooms).

Ground Floor Cloakroom / WC

First Floor

Landing

Loft access via loft ladder. Modern gas fired boiler situated within the loft space.

Airing cupboard and linen cupboard - both housing the hot water cylinder.

Bedroom 1 13'6" x 10'9" (4.12m x 3.28m)

Maximum measurement.

Bedroom 2 10'8" x 8'10" (3.24m x 2.70m)

Bedroom 3 10'5" x 10'1" (3.17m x 3.08m)

Maximum measurement.

Bedroom 4 7'7" x 6'8" (2.30m x 2.03m)

Bathroom / WC

Outside

Front

Pleasant Front Garden. Driveway Parking For Several Vehicles. Side gated access into rear garden.

Garage 17'2" x 8'5" (5.24m x 2.59m)

Maximum measurement. Power & light connected. Up and over door to front. Personal door to rear garden.

Rear Garden

Fully enclosed garden. Side gate access from front.

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

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.

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.

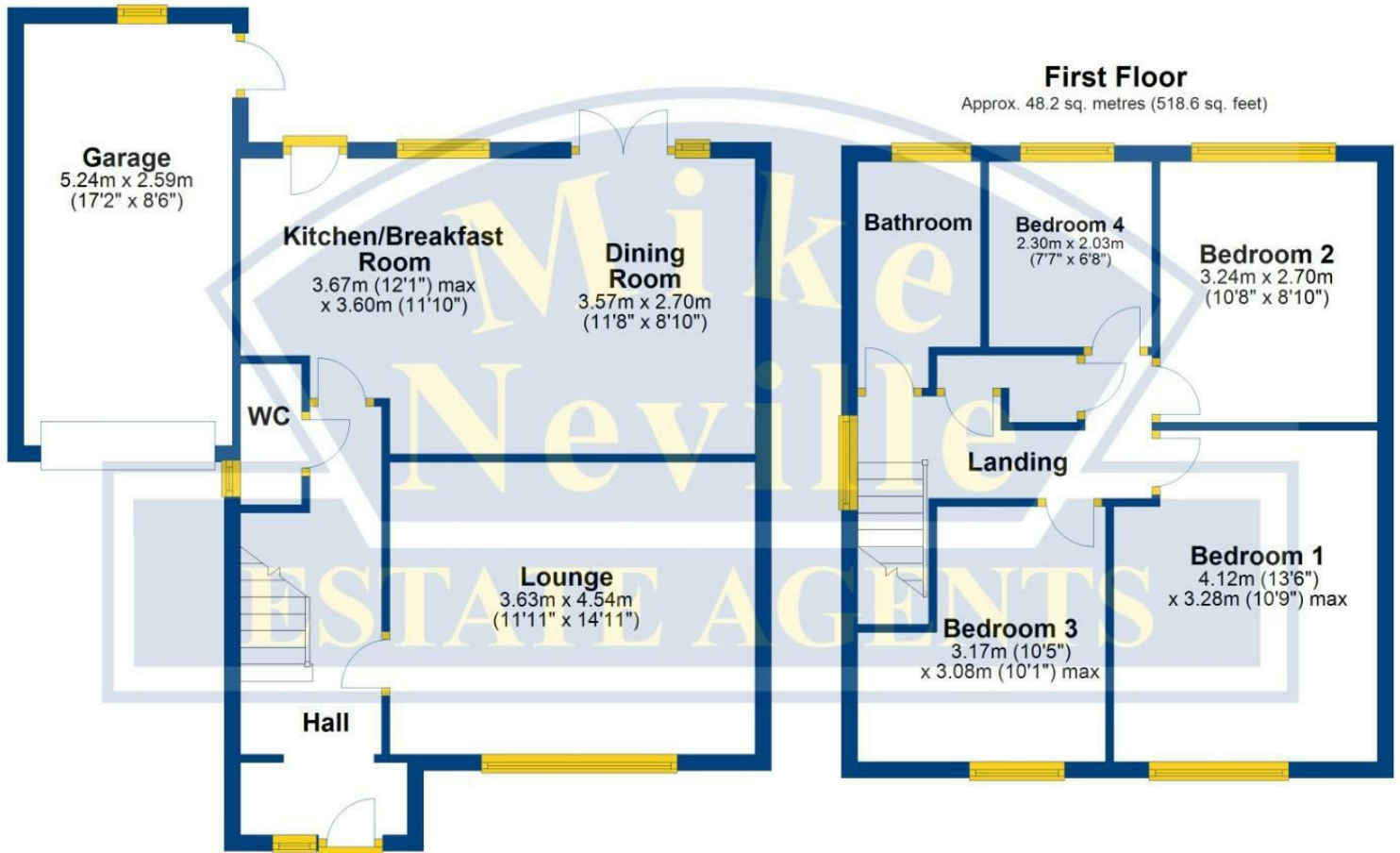
Money Laundering Regulations 2017

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).



Ground Floor

Main area: approx. 49.5 sq. metres (532.5 sq. feet)
Plus garage, approx. 13.6 sq. metres (146.4 sq. feet)



Main area: Approx. 97.6 sq. metres (1051.1 sq. feet)
Plus garage, approx. 13.6 sq. metres (146.4 sq. feet)