



3 Brook Farm Close

Wymington, Northamptonshire NN10 9NQ

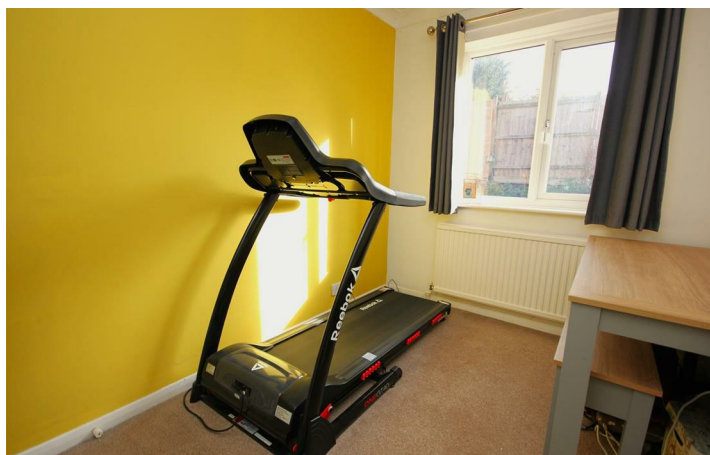


**Simpson & Weekley**

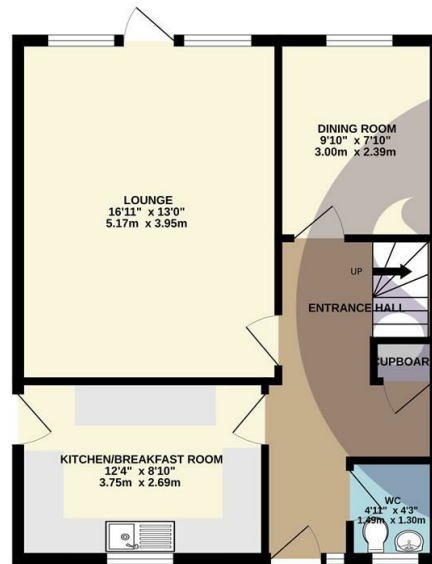
\*\*\* DETACHED VILLAGE HOME \*\*\* NO UPWARD CHAIN \*\*\* Simpson and Weekley are delighted to offer to the market this large four-bedroom detached family home. Ideally located in the popular Bedfordshire village of Wymington and offering easy access to lots of local amenities including schools, pubs and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, modern re-fitted kitchen and a WC downstairs. The first floor offers four large bedrooms and a family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed garden to the rear of the home, a front garden, private driveway and detached single garage. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band D



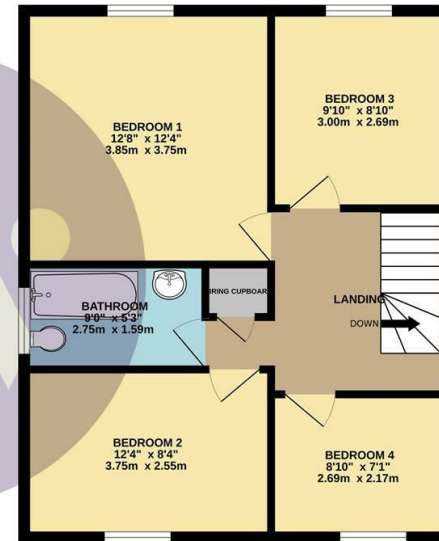
Offers In Excess Of £300,000



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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.  
Made with Metropix 62023



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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Journey Personal



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