



11 Wymington Park
Rushden, NN10 9JP



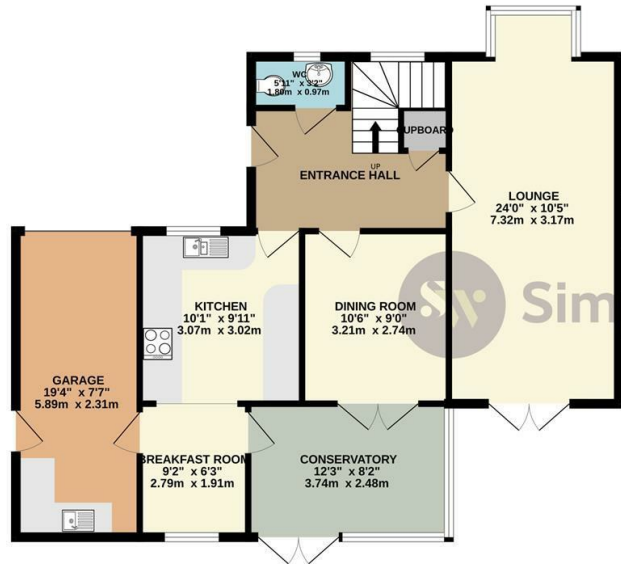
Simpson & Weekley

“Location, Size & Condition” Set off the highly regarded Wymington Road in a cul-de-sac sits this extended and very well presented, four bedroom detached family home. The property boasts an impressive refitted kitchen leading open plan to an adjoining fitted breakfast booth, there is the addition of a conservatory and both the en-suite and ground floor cloakroom have been refitted. The accommodation in brief comprises entrance hall, cloakroom, a living room that stretches from the front to the back of the house with a cosy fireplace and inset log burner, separate dining room, kitchen breakfast room leading to a conservatory which also leads to a dining room. To the first floor there is a family bathroom, four bedrooms with a light and airy master bedroom and adjoining en-suite and externally there is an enclosed walled rear garden and a front garden with off road parking leading to an integral garage with utility area and side door to kitchen. This family home sits just a few hundred metres from the award winning Hall Park, the popular South End school and a Sainsburys are both a short walk away and the High Street is just a little further away. The A6 and A45 are easily accessible providing access routes to Wellingborough and Bedford where direct trains from their respective stations can get you into the capital in well under an hours journey. EPC Rating D, Council Tax Band E

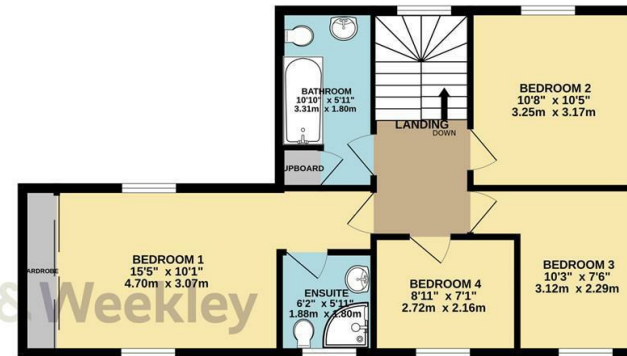
£425,000



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

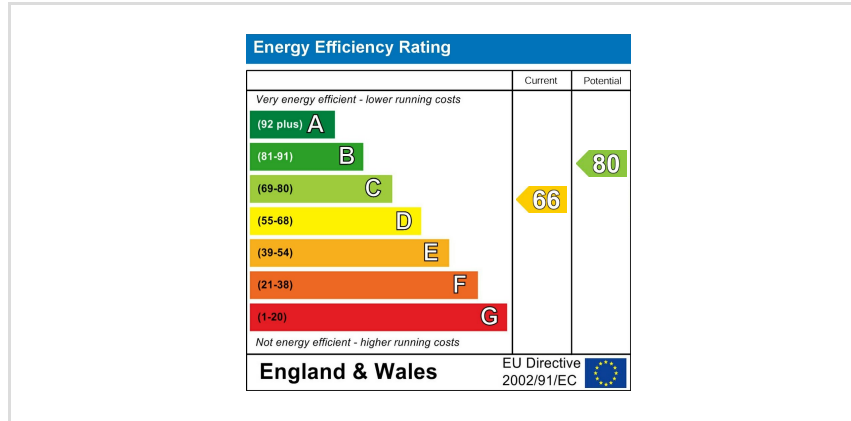


1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 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.
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