



**High Street, Wymington NN10 9LS**

**£299,995**

- Modern Conversion
- Skylight and Double Glazed Windows
- Shared Gated Drive
- Rear Garden with Open View
- 1300 approx. square Ft in Size
- Electric Radiator Central Heating
- Three large Double Bedrooms
- Large Lounge/Diner
- Carport For Parking 2 Cars
- Dressing Room & Ensuite



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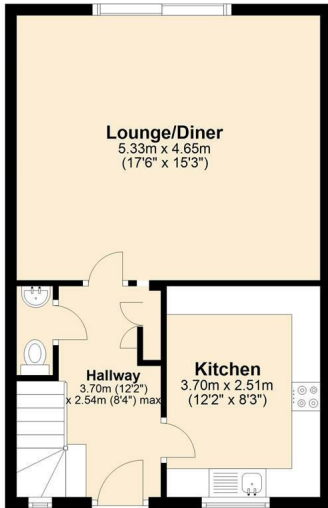
# High Street, Wymington NN10 9LS

Smartamove are pleased to offer for sale this spacious converted semi-detached house in a set back off the high street, The property was converted in 2022 and is approx. 1300 square feet in size. The house is ideal for a family with children as it is in the catchment area of Sharnbrook School. Wymington is situated in the county of Bedfordshire and is a few miles drive away from local amenities including Rushden Lakes Shopping Centre. The property enjoys a non-estate location and benefits from double glazing, skylight windows, gated off road private carport parking for 2 cars and a fully decked side and rear garden, with paved and slated patio area and fence enclosed with side access. The property comprises of a spacious entrance hall, lounge/diner, fitted kitchen with built in oven and hob, downstairs toilet, family bathroom, three double bedrooms bedrooms with the master having a a walk through dressing room and an en-suite shower room. Further benefits are electric radiator central heating, all new flooring and carpets. A viewing is highly recommended to appreciate how spacious the property is and location. The EPC rating is E and council tax band for this house is C.



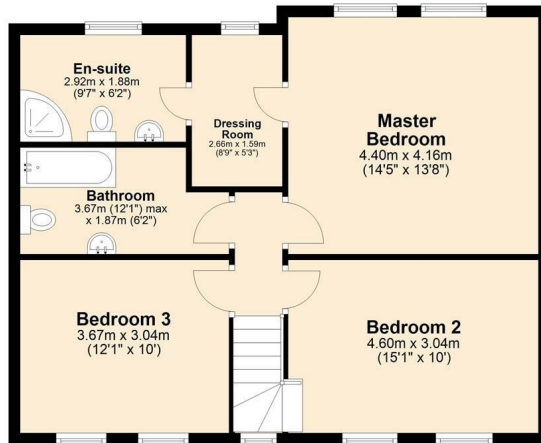
## Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



Total area: approx. 98.3 sq. metres (1058.2 sq. feet)

Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Future                  | Current   | Future                  |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| A   |                         | A   |                         |
| B   |                         | B   |                         |
| C   |                         | C   |                         |
| D   |                         | D   |                         |
| E   |                         | E   |                         |
| F   |                         | F   |                         |
| G   |                         | G   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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