



**6 Cambridge Street, Wymington  
North Bedfordshire NN10 9LG  
Price £575,000 Freehold**

We are delighted to offer for sale this five double bedroom detached family property being within North Bedfordshire and also within The Sharnbrook and Harrold Schools catchment area. Upon entering the property you will find a large and airy hallway leading on through to the huge lounge, separate dining room and a very spacious modernised kitchen/breakfast room. Additionally, there is a utility room and ground floor cloakroom/WC. To the first floor you will find a large landing with a display area and the bedrooms, with two bathroom facilities. The rear garden has been previously landscaped (and will be overhauled/tidied before an exchange of contracts), providing several seating/entertaining areas, with access from the front of the property, where you will find a double garage and ample off road parking for multiple vehicles. This property is one of the most deceptively spacious properties we have seen for a long time - over 2,100 sqft of living accommodation! To secure an early viewing, contact our office today!

- Deceptively Spacious - Over 2,100 sqft of living accommodation!
- En- Suite Shower Room To Master Bedroom
- Utility Room
- Energy Efficiency Rating - C69
- Cul - De - Sac Location
- Family Bathroom
- Landscaped Rear Garden
- Five Double Bedrooms
- Ground Floor Cloakroom / WC
- Double Garage and Off Road Parking



### Location

Cambridge Street runs parallel to Oxford Street and is situated off Rushden Road, Wymington. The property can be found at the beginning of the cul-de-sac, on the right hand side. 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

F

### Energy Rating

Energy Efficiency Rating - C69

Certificate number - 9865-2888-7428-9391-3465

### Accommodation

#### Ground Floor

##### Hall

##### Lounge 24'7" x 13'2" (7.49 x 4.01)

Plus bay window.

##### Dining Room 12'8" x 10'9" (3.87 x 3.27)

##### Kitchen / Breakfast Room 21'6" x 11'5" (6.56 x 3.49)

Maximum measurement.

##### Utility Room 5'7" x 5'9" (1.69 x 1.74)

##### Ground Floor Cloakroom / WC

#### First Floor

##### Landing

Loft access.

##### Display Area 6'9" x 6'0" (2.07 x 1.82)

##### Master Bedroom 18'4" x 13'0" (5.60 x 3.96)

Minimum measurement, plus wardrobe recess and door recess.

##### En-suite Shower Room / WC

##### Bedroom 2 18'6" x 9'7" (5.63 x 2.91)

Plus door to an eves storage area that runs behind the display area.

##### Bathroom / WC

##### Bedroom 3 9'7" x 11'0" (2.92 x 3.35)

Maximum measurement, plus built in wardrobes.

##### Bedroom 4 9'7" x 9'9" (2.92 x 2.96)

Plus built in wardrobes.

##### Bedroom 5 16'10" x 7'11" (5.14 x 2.42)

Maximum measurement.



### Outside

#### Front

Large driveway providing multi vehicle off road parking. Side access through to rear garden.

#### Double Garage 19'6" x 17'2" (5.95 x 5.23)

Maximum measurement. Electric doors to front. Power and light connected. Wall mounted gas fired boiler. Hot water cylinder. Door to / from hall.

#### Rear Garden

The rear garden has been previously landscaped (and will be overhauled/tidied before an exchange of contracts), providing several seating/entertaining areas, with access from the front of the property,

#### 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)

#### Disclaimer

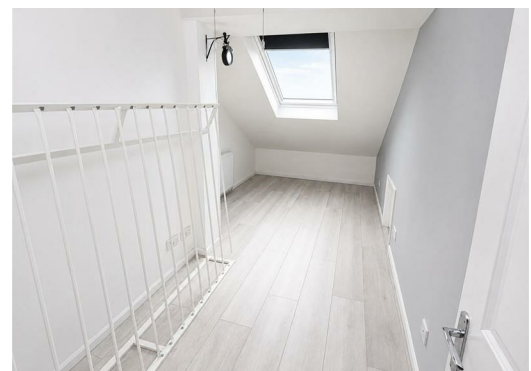
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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.

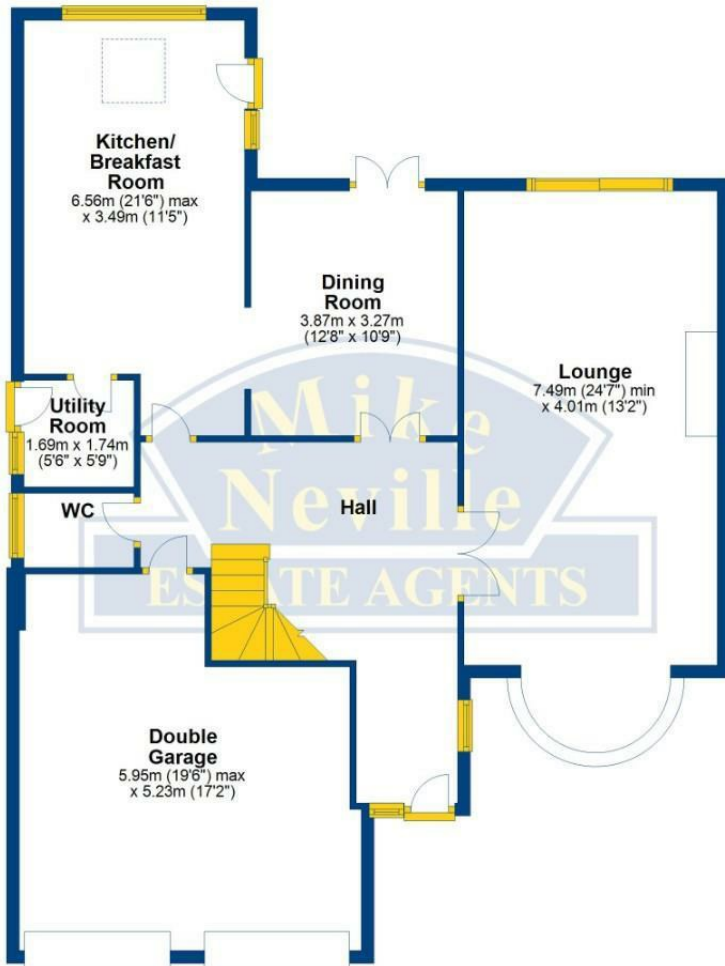
#### Money Laundering Regulations 2017

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).



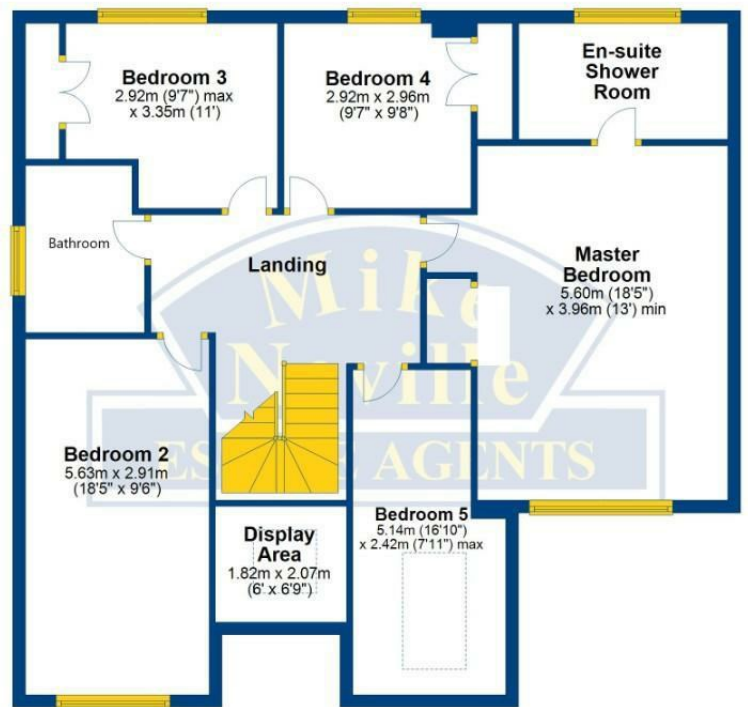
### Ground Floor

Main area: approx. 91.3 sq. metres (982.5 sq. feet)  
 Plus double garage: approx. 28.2 sq. metres (303.1 sq. feet)



### First Floor

Approx. 104.3 sq. metres (1122.7 sq. feet)



Main area: Approx. 195.6 sq. metres (2105.2 sq. feet)

Plus double garage: approx. 28.2 sq. metres (303.1 sq. feet)