



5 High Street
Wymington, NN10 9LS



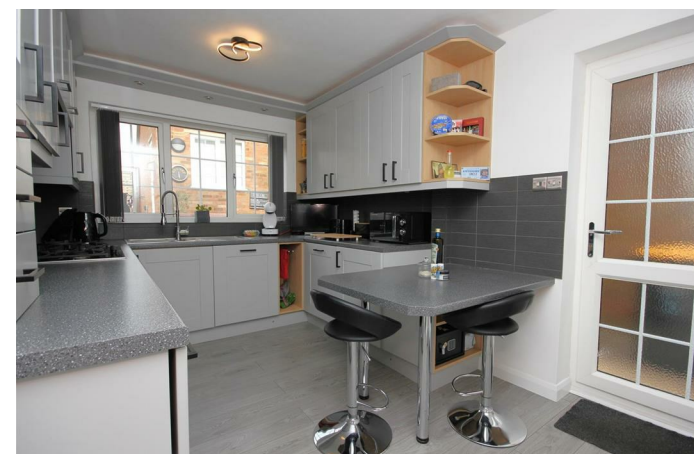
Simpson & Weekley

POPULAR VILLAGE LOCATION Simpson and Weekley are delighted to offer to the market this wonderful four bedroom detached family home. The home is perfectly situated in the heart of the always popular North Bedfordshire village of Wymington. The property has been greatly improved by the current owner and boasts beautifully presented living accommodation set over two floors and comprising in brief; entrance hallway, large living room with patio door opening onto the private rear garden, a separate dining room, modern re-fitted kitchen breakfast room and wc/utility room downstairs. The first floor boasts four double bedrooms and a modern re-fitted family bathroom with roll top bath and walk in shower. The property also benefits from gas central heating and double glazing throughout. The home also comes with permission to convert the loft into further living space and plans can be provided upon request. Externally there is a landscaped private rear garden with patio seating area and a large summer house and a single garage and driveway to the rear of the home. To the front of the property is a walled private driveway for several cars. An internal viewing is highly recommended to fully appreciate everything this amazing family home has to offer. EPC Rating C, Council Tax Band D

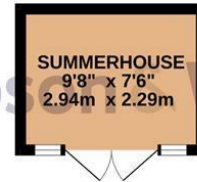
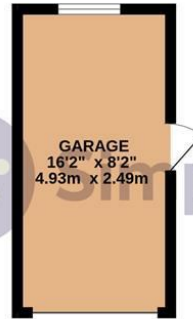
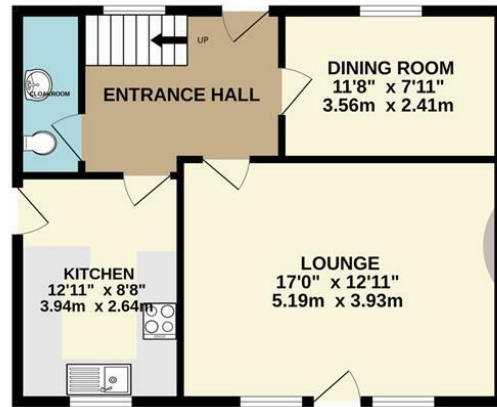


£400,000

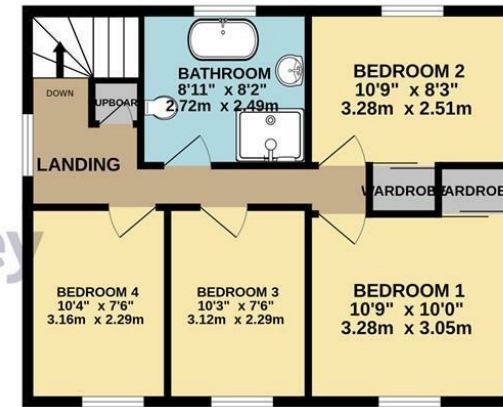
4 1 2



GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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Energy Efficiency Rating

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

Current rating: 71 (D)
Potential rating: 84 (B)



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01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW