



## 172 Rushden Road, Wymington North Beds NN10 9LE Price £325,000 Freehold

**\*SIMPLY HAS TO BE VIEWED\*** We, the Sole Selling Agents, are delighted to offer for sale this superb and deceptively spacious extended semi detached family home, situated in a semi-rural location, backing onto open paddocks/ fields, yet within easy walking distance of local schools and amenities, plus being within the all important Podington, Harrold and Sharnbrook Schools catchment areas. Three double bedrooms, large modern en-suite bathroom/WC to the master bedroom, modern family bathroom with separate shower, separate WC, landing, hall, dining room, large lounge/sitting room, good size modern kitchen and ground floor cloakroom/WC. Externally, one will find a front forecourt, providing comfortable parking facilities, large garage and a long rear garden. Immediate viewing recommended to avoid disappointment.

- Superb and deceptively spacious extended semi detached family home
- Three double bedrooms, large modern en-suite bathroom/WC to the master bedroom, modern family bathroom with separate shower, separate WC, landing
- Large garage and a long rear garden
- Energy Efficiency Rating - D65
- Semi-rural location, backing onto open paddocks/ fields
- Hall, dining room, large lounge/sitting room, good size modern kitchen and ground floor cloakroom/WC
- Immediate viewing recommended to avoid disappointment
- Easy walking distance of local schools and amenities
- Front forecourt, providing comfortable parking facilities
- Popular Village Location



## Location

Rushden Road, Wymington is a continuation of Wymington Road, Rushden. The property can be found as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - D65

Certificate number - 2030-7480-1328-8796-5118

## Accommodation

### Ground Floor

#### Porch

#### Hall

#### Dining Room 9'8" x 11'5" maximum (2.95m x 3.48m maximum)

#### Extended Lounge / Sitting Room 20'8" x 10'5" (6.30m x 3.18m)

#### Extended Kitchen 15'6" x 7' (4.72m x 2.13m)

Space and plumbing for appliances. Modern Ideal Logic+ wall mounted gas fired boiler.

#### Ground Floor Cloakroom / WC

WC and hand basin.

## First Floor

### Landing

Loft access.

#### Bedroom 1 12'2" x 8'3" (3.71m x 2.51m)

Plus fitted wardrobes to one wall.

#### En-Suite Bathroom / WC 7'9" x 9'4" (2.36m x 2.84m)

An extension to the rear of the property. Large panelled bath, WC and hand basin.

#### Bedroom 2 11'8" x 10'5" maximum (3.58m x 3.18m maximum )

#### Extended Bedroom 3 11'5" x 7'2" (3.48m x 2.18m)

## Family Bathroom / Shower Room

Panelled bath, separate double shower, hand basin.

## Separate WC

WC and hand basin.

## Outside

#### Front

Front forecourt, providing comfortable parking facilities.

#### Shared Driveway

In between numbers 172 and 170, leading to rear garden garage etc.

#### Garage

Up and over door to front. Power and light connected.

#### Rear Garden

Side gate from drive. A long rear garden. Large paved area leading on to a mainly lawned garden. Backing onto open paddocks/fields beyond.

## 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).





