



**14 Wymington Park, Rushden  
Northamptonshire NN10 9JP  
Price £310,000 Freehold**

Mike Neville Estate Agents are delighted to offer for sale this three bedroom detached family home located within the ever popular cul-de-sac of Wymington Park. The property is within walking distances to local schools, GP surgery, local amenities and Rushden High Street. The property comprises entrance hall, spacious lounge, kitchen, dining room and a ground floor WC. To the first floor of the property are three bedrooms, family bathroom and en-suite to master bedroom. To the outside of the property are front and rear gardens, parking for one vehicle and a single garage. Other benefits include PVC double glazing and gas central heating. Early viewing advised.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - D

- Detached Family Home
- Garage and Parking
- Lounge, Dining Room, Kitchen
- Energy Efficiency Rating - C72
- Cul-de-sac position
- Three Bedrooms
- Front and Rear Gardens
- Viewing Advised
- Two Bathroom facilities, plus a ground floor cloakroom/WC
- Rarely Available





### Location

Off Wymington Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Energy Rating

Energy Efficiency Rating - C72

Certificate number - 5419-0116-4002-0099-3102

### Council Tax Band

D

### Accommodation

#### Ground Floor

#### Entrance Hall

**Ground Floor Cloakroom / WC 5'1" x 3'8" (1.56m x 1.14m)**

**Lounge 16'4" x 12'11" (4.99m x 3.94m)**

**Kitchen 11'5" x 8'6" (3.48m x 2.60m)**

Plumbing and space for appliances. Oven. Gas hob. Extractor hood. Gas fired boiler, concealed in cupboard.

**Dining Room 11'11" x 8'8" (3.64m x 2.65m)**

**Storage Cupboard**

#### First Floor

#### Landing

**Bathroom / WC 6'6" x 5'6" (2.00m x 1.69m)**

**Bedroom 1 14'0" x 8'9" (4.27m x 2.69m)**

**En-Suite 8'3" x 5'6" (2.53m x 1.69m)**

WC and hand basin. Pipework for a shower / cubicle etc, if so required.

**Bedroom 2 11'4" x 9'1" (3.46m x 2.77m)**

**Bedroom 3 8'0" x 6'9" (2.44m x 2.08m)**

#### Outside

### Front

Corner plot. Facing on to Wymington Road.

### Detached Garage & Parking

Gated access.

### Rear Garden

Fully enclosed and well matured.

### 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).

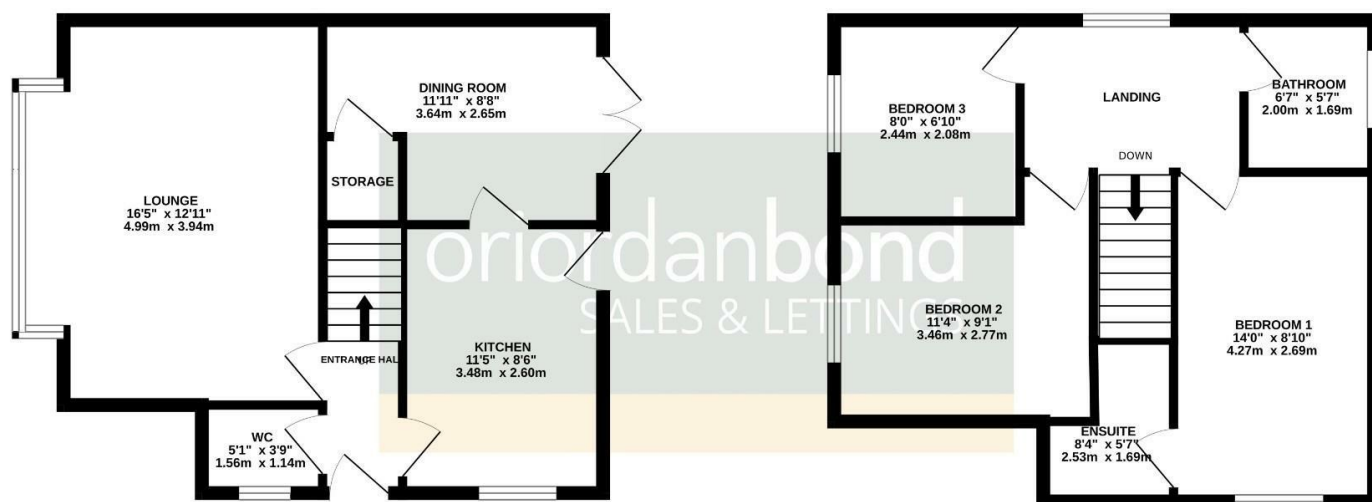






GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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