



118 Wymington Road  
Rushden, NN10 9LA



**Simpson & Weekley**

**\*\*READY TO MOVE IN\*\*** Simpson and Weekley are delighted to offer to the market exceptional three-bedroom property, having been tastefully enhanced by the current owner to a very high standard, and situated in a well-regarded residential location on the edge of Rushden.

There is well-appointed accommodation set across two floors. The ground floor accommodation comprises a porch into a spacious entrance hall, bay-fronted living room with a log burner, and to the rear is an open-plan kitchen/dining room with French doors opening onto the garden. On the first floor, you will find three bedrooms, two of which are doubles, and a re-fitted bathroom with both a bath and a shower.

Externally, there is generous frontage providing parking for several cars, with further potential to extend the parking area, in addition to a garage. The well-maintained rear garden measures approximately 85ft in length and is predominantly laid to lawn, complemented by a spacious patio area ideal for outdoor dining and entertaining.

Wymington Road is a sought-after location on the edge of Rushden, with a range of all the amenities you could expect in the town centre. The popular Rushden Lakes Shopping and Leisure Centre is also just a few minutes' drive, where you will find further shops, restaurants, bars, and immediate access to beautiful countryside walks and cycle paths. For commuters, both the A6 and A45 are easily accessible.

Offers In Excess Of £340,000



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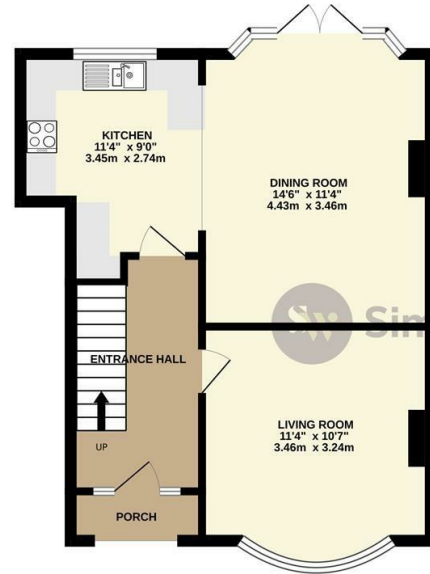
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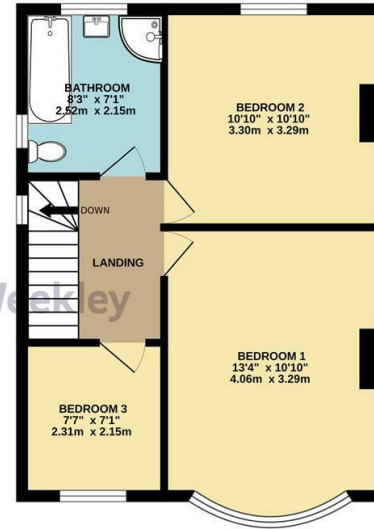
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GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.

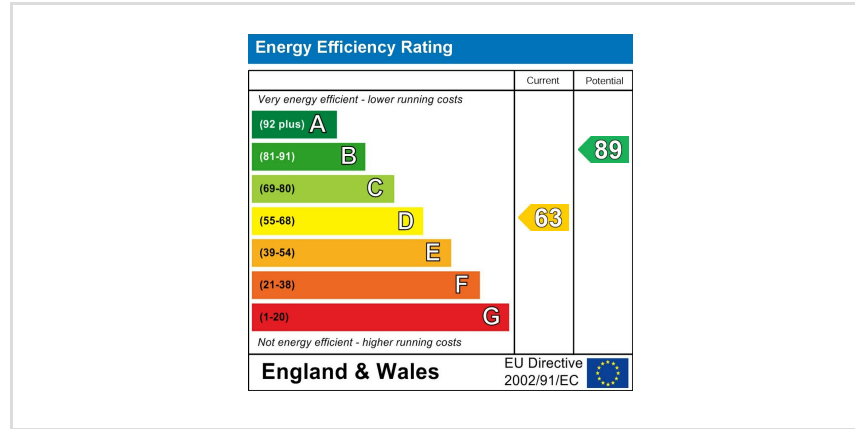


1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq. ft. (82.8 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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