



2 Sharwood Court Wymington Road
Rushden, NN10 9FP



Simpson & Weekley

****PRESTIGIOUS GATED CLOSE**** Simpson and Weekley are delighted to offer to the market this immaculate two-bedroom semi-detached home, situated just off the sought-after Wymington Road in a private gated close of just three homes.

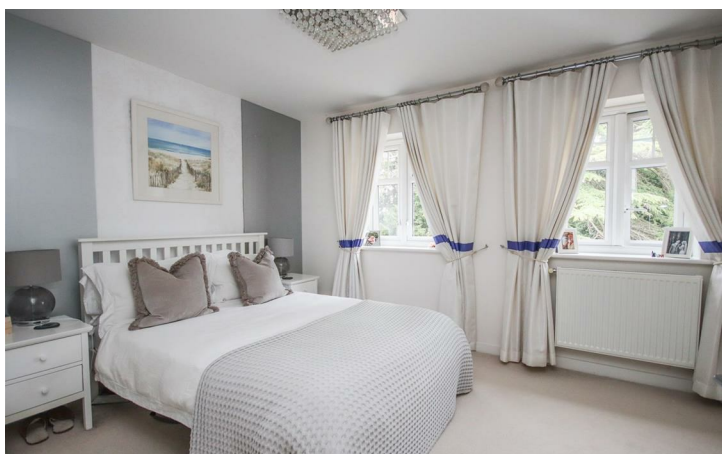
There is well-appointed accommodation set over two floors. In brief, the ground floor accommodation comprises an entrance hall, cloakroom/WC, modern kitchen, and open-plan living/dining room to the rear. On the first floor, you will find two double bedrooms with an ensuite shower room to master, and a separate family bathroom.

Externally, you are welcomed to the property via a gated driveway and there are two parking spaces directly in front of the property. To the rear is a beautiful private garden, which is mostly laid to lawn with a patio area - ideal for outdoor seating and entertaining.

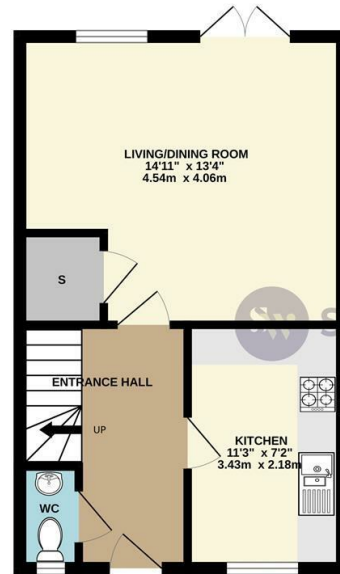
The property itself is in a sought-after area and positioned in a lovely private location, being within easy walking distance to the town centre and all the amenities you could expect. The popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive, where you will find further shops, restaurants, cafe's, and immediate access to miles of beautiful countryside walks and cycle paths. For commuters, both the A6 and A45 are easily accessible.

£250,000

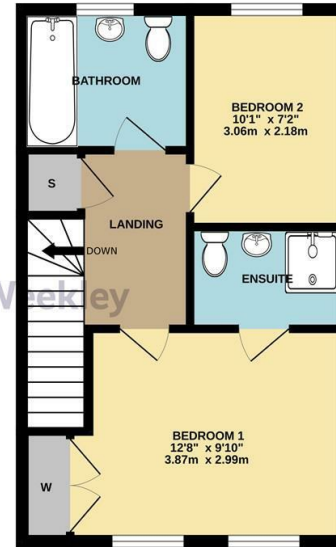
 2  2  1



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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.
 Made with Metropac C0209



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	



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