CHARLES ORLEBAR

Estate Agents & Auctioneers

22 South Grove, Wymington, NN10 9LR

Offers In Excess Of £400,000

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SAMSUNG

22 South Grove

Wymington, NN10 9LR

Offers In Excess Of £400,000

- 4 Bedrooms
- Solar panels
- Bifold doors
- Utility/boot room
- Large driveway
- Approx 90ft south facing garden
- Modernised throughout
- Wc, family bathroom & 4 piece ensuite

Extended and significantly enhanced, this impressive semi detached family home now offers approaching 1,600 sq ft of beautifully presented accommodation, perfectly suited to modern family living.

The heart of the home is the stunning open plan kitchen, dining and family room, designed for both everyday life and entertaining. Featuring a large central island, skylights that flood the space with natural light, a feature fireplace and bi-fold doors opening onto the garden, it is a room that truly has the wow factor. A separate reception room provides excellent flexibility and could be used as a playroom, home office, snug or even a ground floor bedroom if required.

Further benefits to the ground floor include a practical utility/boot room and a convenient cloakroom/WC.

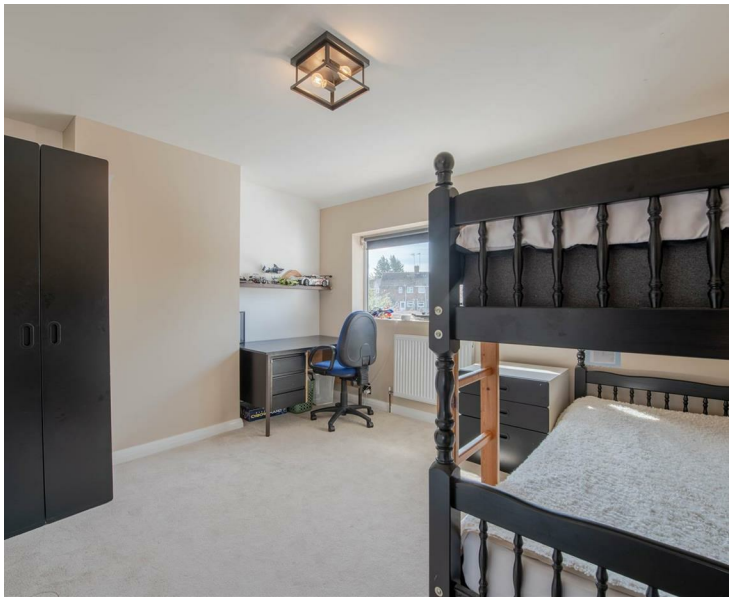
Upstairs, there are four well-proportioned bedrooms, including an exceptional principal suite which spans the full length of the property. This luxurious space incorporates a dressing area and a stylish four-piece en-suite bathroom, creating a true retreat. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a generous driveway providing ample off-road parking, while solar panels help improve energy efficiency and reduce running costs.

Situated in the sought-after village of Wymington, the property is ideally placed for countryside walks right on the doorstep whilst remaining highly convenient for commuters. Rushden Lakes, Bedford, Wellingborough and Milton Keynes are all within easy reach, with rail services from Bedford and Wellingborough offering direct connections to London. Families are particularly well catered for, with a village primary school nearby and access to a selection of highly regarded Bedfordshire schools.

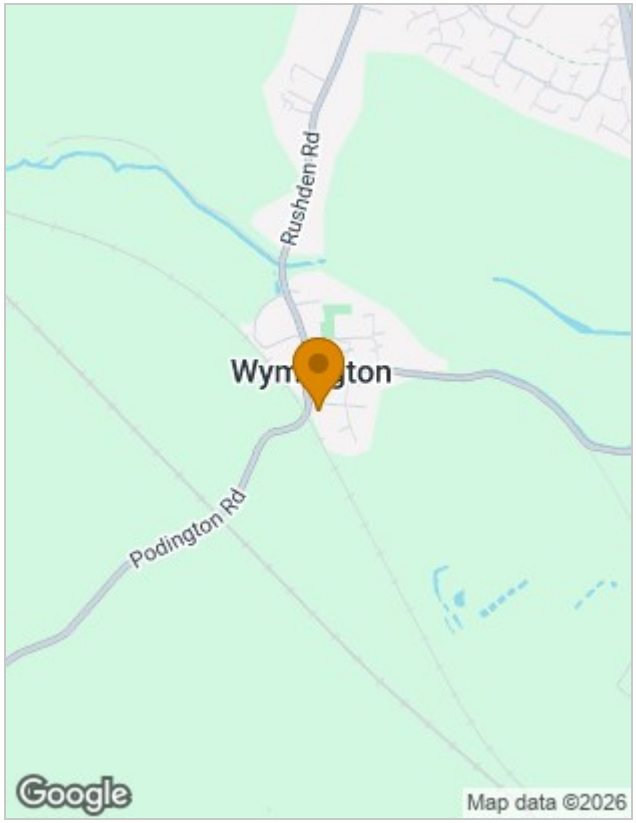
Offering substantial living space, versatile accommodation and a superb village location, this is a fantastic opportunity to acquire an outstanding family home.

Hall	7'3" x 11'6" (2.21m x 3.50m)
Kitchen/Dining/Family Room	25'9" x 23'5" (7.85m x 7.13m)
Play Room	12'3" x 11'3" (3.73m x 3.44m)
WC	3'2" x 8'8" (0.97m x 2.63m)
Utility	12'2" x 8'8" (3.70m x 2.63m)
Landing	10'1" x 10'10" (3.08m x 3.31m)
Dressing Room	8'3" x 8'8" (2.52m x 2.64m)
En-suite	8'8" x 8'8" (2.65m x 2.63m)
Bedroom 1	10'7" x 11'4" (3.22m x 3.45m)
Bedroom 2	9'11" x 12'5" (3.03m x 3.79m)
Bedroom 3	8'11" x 10'7" (2.73m x 3.22m)
Bedroom 4	9'1" x 8'10" (2.76m x 2.69m)
Family Bathroom	7'2" x 5'5" (2.18m x 1.66m)

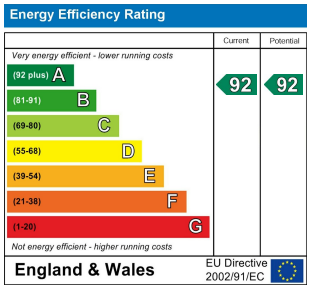


Floor Plans

Location Map



Energy Performance Graph



Council Tax Band: B
Bedford Borough

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk https://charlesorlebar.co.uk/