



162 Wymington Road
Rushden, NN10 9LA



Simpson & Weekley

Nestled just off the popular Wymington Road in a cul-de-sac location is this two year old, three-bedroom detached bungalow. Having been built in 2023 by local builders, Tophaven Homes, this superb property offers numerous benefits to include solar panels and an air-source heat pump, making the home ultra energy-efficient, open-planned living, high-quality appliances, and large built-in wardrobes to two of three bedrooms.

There is excellent living accommodation set over one floor, in brief comprising a light and spacious entrance hall, open-plan kitchen/living/dining room, separate utility room, two double bedrooms with the master hosting an ensuite shower room, one good-sized single bedroom, and a 'Jack and Jill' bathroom. There are two parking spaces to the front of the property, and to the rear is a sizeable garden with a patio area, planted shrubbery, and wooden summer shed.

The property itself is positioned on the Southern edge of Rushden, just off Wymington Road in a small cul-de-sac development of just three homes - all built to an exceptionally high standard. For commuters, there is quick and easy access to both the A45 and A6, and the railway station at Wellingborough or Bedford provides quick links to St Pancras.

EPC Rating B, Council Tax Band D.

Offers Over £415,000



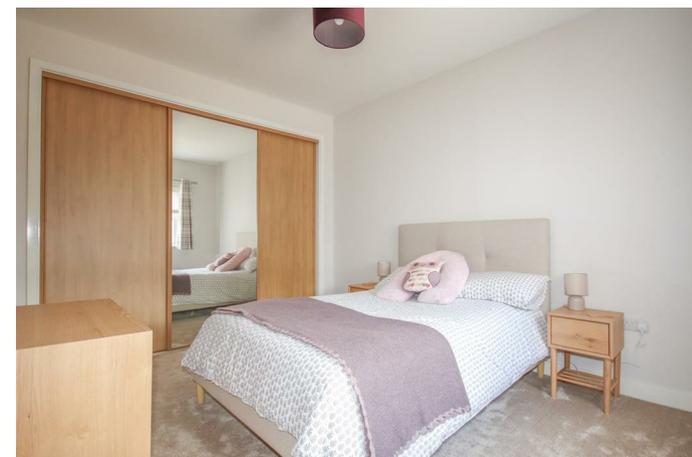
3



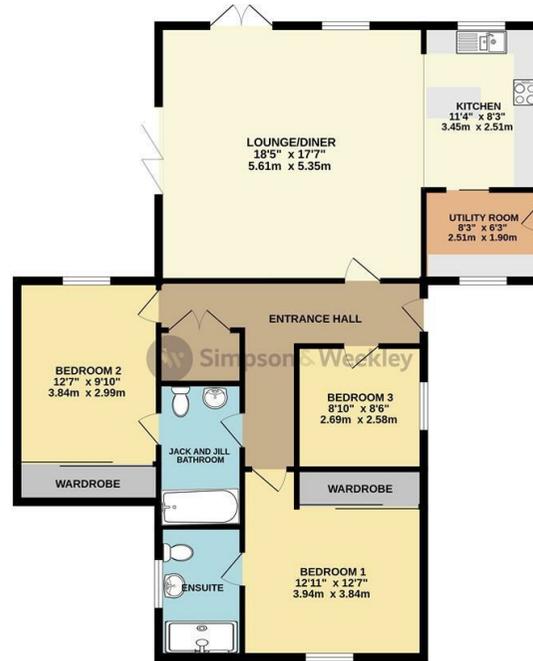
2



1



GROUND FLOOR
1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.
While 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 misstatement. 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 Metreapp ©2020



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
&Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW