

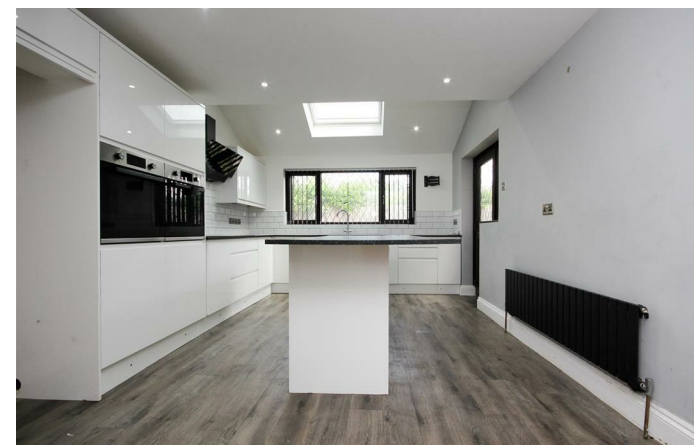


6 Cambridge Street
Rushden, NN10 9LG



Simpson & Weekley

FIVE-BEDROOM EXECUTIVE HOME ***CHAIN FREE*** ***OVER 2,200SQFT*** Simpson and Weekley are delighted to offer to the market this fantastic five double bedroom detached family home. Ideally located in the highly desirable Bedfordshire village of Wymington and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, front to back lounge, dining room, modern re-fitted kitchen, utility room and WC downstairs. The first floor offers a large master bedroom with re-fitted en-suite, four further double bedrooms and a re-fitted family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private rear garden, to the front of the home is a large private driveway and a double garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating C, Council Tax Band F



£595,000

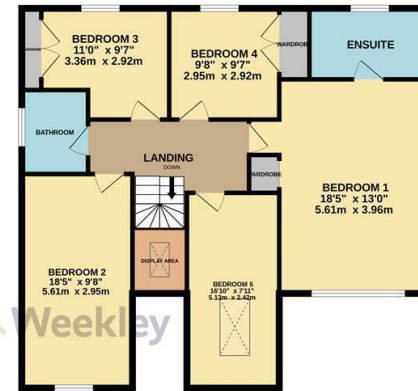
 5  3  2



GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 2332 sq.ft. (216.6 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 Metropix C2020



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | 77 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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**.



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