



**14 Church Close, Wymington  
North Beds NN10 9FG  
Price £450,000 Freehold**

Situated in the sought after North Bedfordshire village of Wymington, located on the Rushden/Bedfordshire border, this deceptively spacious, stunning, executive detached home is tucked away in a quiet cul-de-sac location, benefiting from a 7.4m x 4m log cabin/games room/home office, far reaching field views beyond the large rear garden and being within the Sharnbrook and Harrold Schools catchment area, with a free bus provided for the age group 11-16 attending Sharnbrook School. Boasting, to the first floor: a master bedroom with re-fitted en-suite shower room and dressing room, three further double bedrooms and a re-fitted family bathroom. To the ground floor you will find: a lounge, separate dining room, kitchen, breakfast room, utility room and ground floor cloakroom/WC. Furthermore, a store, off-road parking for 3 vehicles, not to mention the overall condition provided throughout. Immediate viewing recommended to avoid disappointment.

- Deceptively spacious, stunning, executive detached home
- Cul-de-sac location
- Sharnbrook and Harrold Schools catchment area
- EPC - ordered
- Situated in the sought after North Bedfordshire village of Wymington
- 7.4m x 4m log cabin/games room/home office
- Show Home condition throughout
- Located on the Rushden/Bedfordshire border
- Far reaching field views beyond the large rear garden
- Viewing Essential



### Location

Church Close can be found off Church Lane which in turn can be found off Wymington Lane. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

D

### Energy Rating

Energy Efficiency Rating - TBC - EPC ordered

Certificate number - TBC - EPC ordered

### Log Cabin / Games Room / Home Office 24'3" x 13'1" (7.4m x 4.0m)

Power and light connected. Double glazed. Insulated roof and floor.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

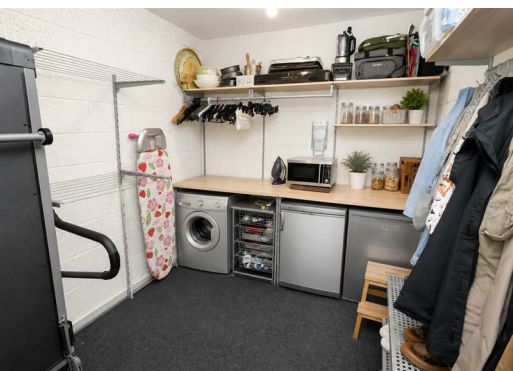
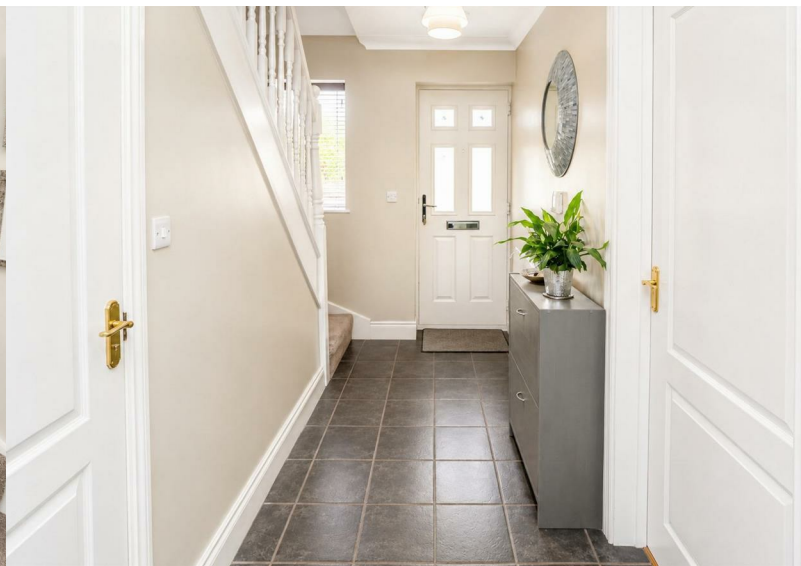
### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Money Laundering Regulations 2017

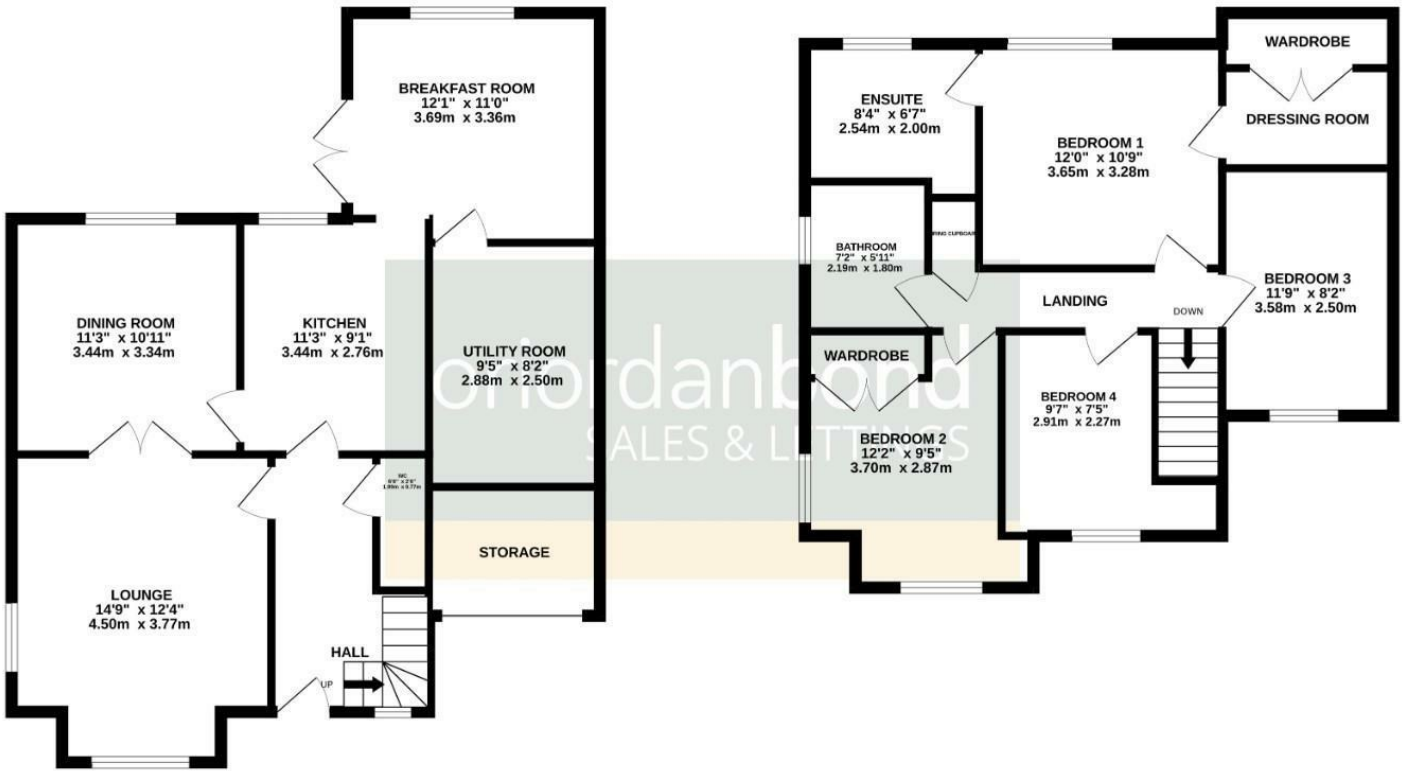
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





**GROUND FLOOR**  
767 sq.ft. (71.2 sq.m.) approx.

**1ST FLOOR**  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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