

Rushden Road Wymington

richard james

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This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Rushden Road Wymington NN10 9LH
Freehold Price £395,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Are you searching for a three/four bedroomed home with a detached annex that might suit an older relative? Situated in the catchment area for Sharnbrook school and in the village of Wymington is this very deceptive and extended property which allows huge flexibility with the accommodation on offer. The main house has been extended to provide an impressive 22ft 'L shaped' kitchen/dining/family room with stainless steel built in appliances, a fourth bedroom/study and a downstairs shower room. The house and annexe benefit from gas radiator central heating and uPVC double glazing and both benefit from a rear garden measuring approx. 145ft in length and a driveway providing off road parking. The accommodation briefly comprises entrance hall, downstairs shower room, lounge, bedroom four/study, kitchen/dining/family

Enter via front door with side screens to:

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage area, Karndeian flooring, doors to:

Lounge

13' 7" max x 12' 4" (4.14m x 3.76m)
Bay window to front aspect, radiator, T.V. point, log burner.

Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, wall mounted gas combination boiler serving domestic central heating and hot water systems, window to front aspect, radiator, extractor, spotlights to ceiling.

Bedroom/Study

12' 0" x 7' 6" (3.66m x 2.29m)
Window to side aspect, radiator.

Kitchen/Dining/Family Room

22' 9" x 21' 5" (6.93m x 6.53m) (This measurement includes area occupied by kitchen units)
'L' shaped room.

Dining Area

Radiator, through to:

Family Area

French door with side screens to rear aspect, spotlights to ceiling, radiator, through to:

Kitchen Area

Comprising stainless steel one and a half bowl single drainers sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built-in stainless steel double oven, stainless steel five ring gas hob with extractor hood, further built-in oven, combination microwave, space for fridge/freezer, plumbing for dishwasher, breakfast bar, spotlights to ceiling, window to rear aspect.

First Floor Landing

Window to side aspect, loft access (ladder, light and part boarded) doors to:

Bedroom One

12' 4" x 11' 4" (3.76m x 3.45m)
Window to front aspect, radiator, picture rail, built-in double wardrobe.

Bedroom Two

10' 11" x 10' 7" (3.33m x 3.23m)
Window to rear aspect, radiator.

Bedroom Three

8' 0" x 7' 9" (2.44m x 2.36m)
Window to rear aspect, radiator.

Bathroom

Comprising low flush W.C., vanity sink unit, 'P' shaped bath with shower over, window to front aspect, extractor, chrome heated towel rail, fully tiled.

Annexe

Enter via front door to:

Kitchen

9' 10" x 7' 5" (3m x 2.26m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel single basin sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, induction hob, plumbing for washing machine, space for fridge, wall mounted gas combination boiler serving domestic central heating and hot water systems, radiator, loft access, extractor, Kamdeian flooring, door to:

Lounge/Dining Room

15' 11" x 12' 9" (4.85m x 3.89m)
'L' shaped room, French doors to side aspect, Karndeian flooring, T.V. point, telephone point, radiator, doors to:

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath, shower cubicle, tiled splash backs, window to side aspect, radiator, Karndeian flooring, extractor.

Bedroom One

10' 1" x 7' 9" (3.07m x 2.36m)
Window to rear aspect, radiator, Karndeian flooring.

Bedroom Two

10' 1" x 7' 8" (3.07m x 2.34m)
Window to side aspect, radiator, Kamdeian flooring.

Outside

Front - Block paved driveway providing off road parking for several vehicles.

Rear - Steps leading up to covered patio area, outside tap, gated rear pedestrian access, gravelled area with pergola leading to main lawn, borders stocked with a variety of shrubs and plants, decking to the rear with one wooden shed, enclosed by wooden fencing. Garden measures approx. 145ft in length (including the area occupied by the annexe).

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£2,257 per annum. Charges for 2026/27). The annexe has a separate band A (£1,661 per annum, which will be reduced by 50% if the annexe is used as part of the main dwelling or has a qualifying relative living in it)

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

