



151 Rushden Road, Wymington, North Bedfordshire, NN10 9LF

151 Rushden Road, Wymington, North Bedfordshire, NN10 9LF

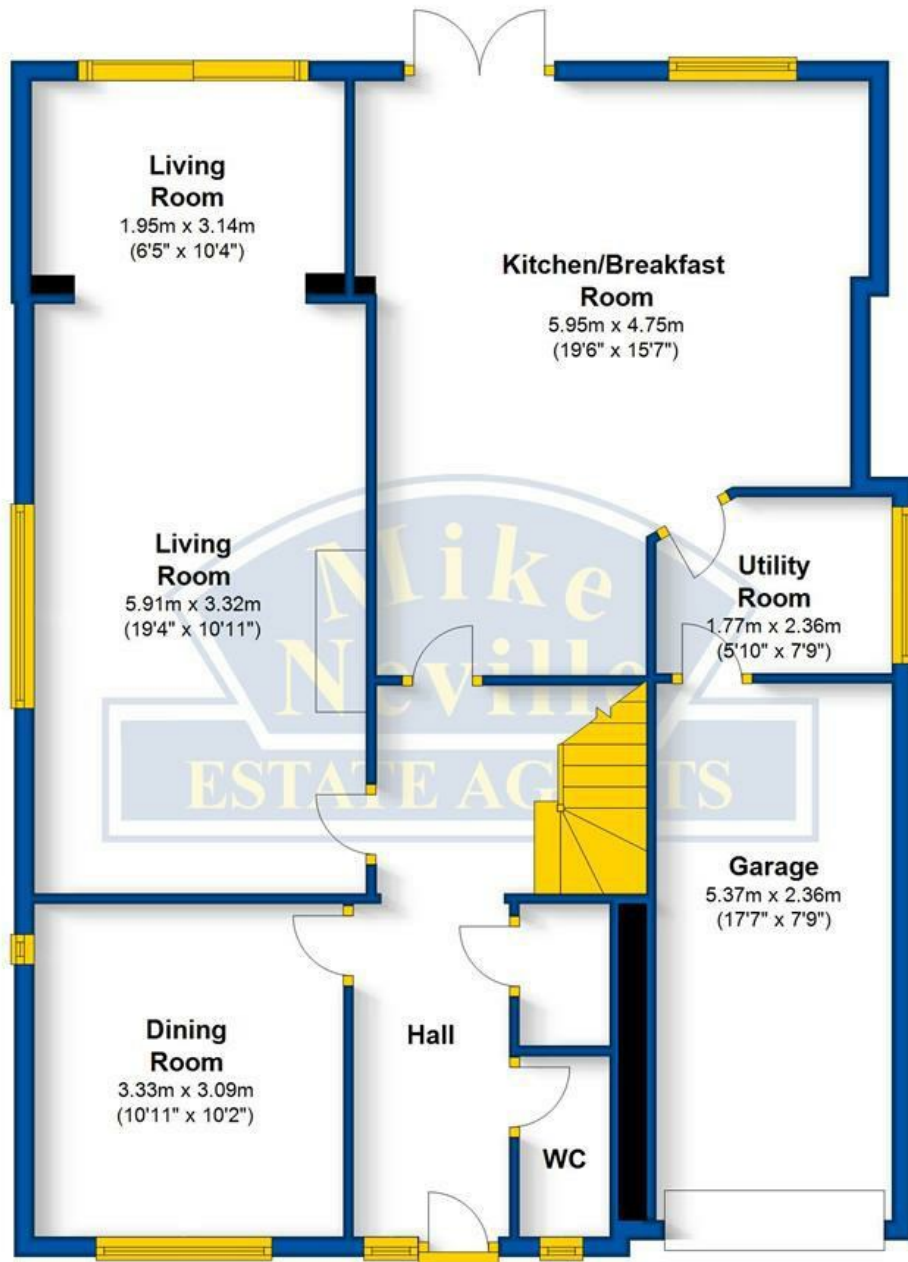
£429,950 Freehold

Situated within the Harrold & Sharnbrook School catchment areas. We are delighted to offer for sale, with no onward chain, this superb 4/5 bedroom detached house located in the popular North Bedfordshire village of Wymington, with open land/allotments to the rear. The property offers several reception rooms and a garage with off road parking to the fore. In summarising, an early viewing is essential.

- **Large extended detached family home**
 - **North Bedfordshire Village**
 - **Four / Five bedrooms**
 - **Superb Kitchen / Breakfast Room**
 - **Large gardens**
- **Popular Location**
 - **Harrold and Sharnbrook School catchment**
 - **Jøtul F 100 multi fuel burning stove**
 - **Garage And Off Road Parking**
 - **Energy Rating - D**

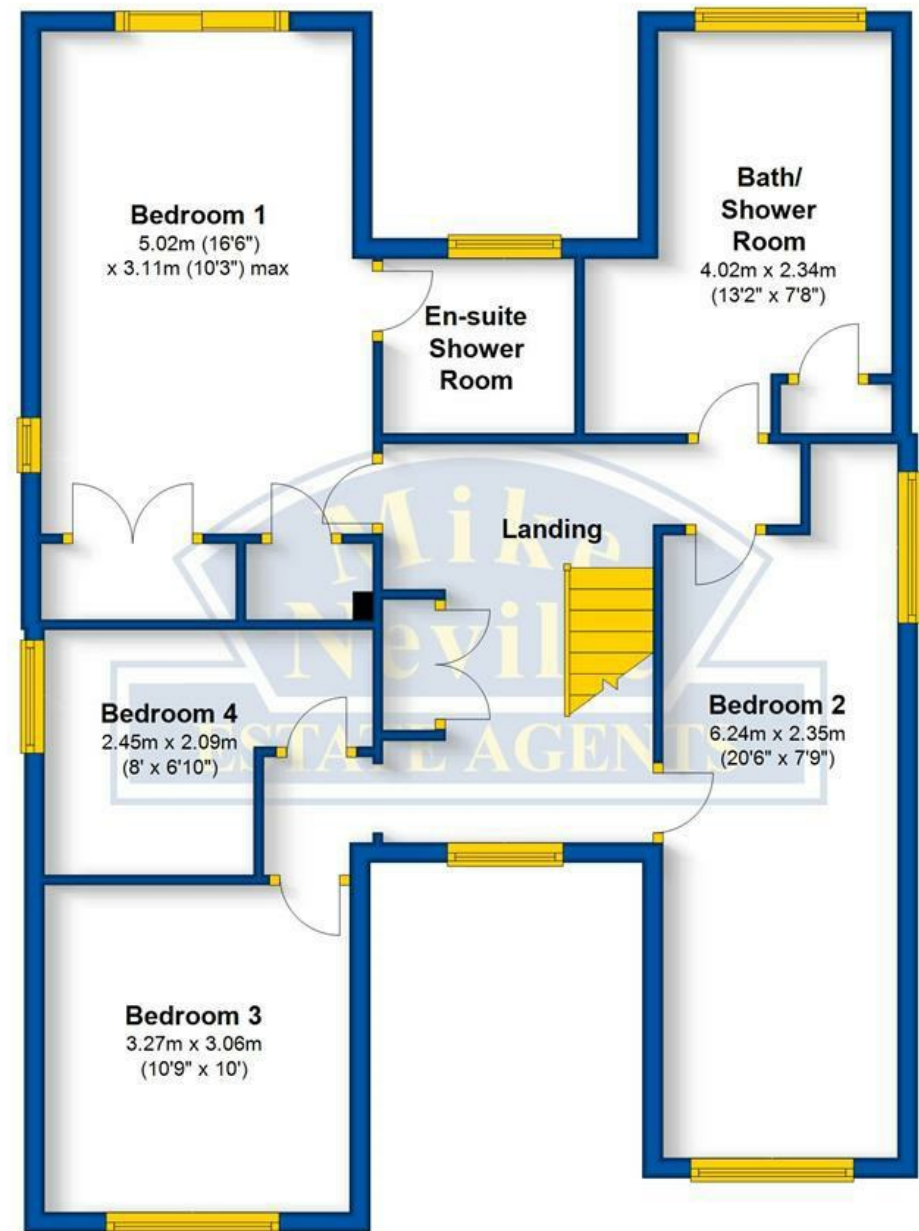
Ground Floor

Approx. 97.4 sq. metres (1048.1 sq. feet)



First Floor

Approx. 80.9 sq. metres (871.0 sq. feet)



Total area: approx. 178.3 sq. metres (1919.1 sq. feet)

Location

Rushden Road, Wymington is a continuation of Wymington Road, Rushden. The property can be found as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

E

Energy Rating

D

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Recently refitted.

Dining Room 10'11" x 10'2" (3.33m x 3.09m)

Living Room 19'4" x 10'10" plus 6'4" x 10'3" (5.91m x 3.32m plus 1.95m x 3.14m)

Jøtul F 100 multi fuel burning stove. (The Jøtul F 100 is a small multi fuel stove with capacity for logs of up to 40 cm long. This model has a small internal ash removal solution that makes removing the ashes an easy job. The ash lip catches ashes and sparks that may fall out of the combustion chamber. The stove has a large glass door that provides a perfect view of the burning fuel and it is characterised by a traditional pattern used in Norwegian craft work.)

Kitchen / Breakfast Room 19'6" x 15'7" (5.95m x 4.75m)

Maximum measurement, plus two recess'.

Utility Room 5'10" x 7'9" (1.77m x 2.36m)

Maximum measurement. Recently refitted. Fitted larder fridge. Fitted larder freezer.

First Floor

Landing

Linen cupboard.

Bedroom 1 16'6" x 10'2" (5.02m x 3.11m)

Plus recess, plus built in wardrobes.

En-suite Shower Room / WC

Bedroom 2 20'6" x 7'9" (6.24m x 2.35m)

Plus recess.

** formerly 2 bedrooms and could be easily be converted back to 2 bedrooms, if so required **

Bedroom 3 10'9" x 10'0" (3.27m x 3.06m)

Bedroom 4 8'0" x 6'10" (2.45m x 2.09m)

Plus door recess.

Loft access.

Bath / Shower Room / WC 13'2" x 7'8" (4.02m x 2.34m)

Plus shower area

Outside

Front

Large driveway providing off road parking for several vehicles.

Side gated access to either side of property, through to rear garden.

Garage 17'7" x 7'9" (5.37m x 2.36m)

Modern wall mounted gas fired boiler. Power and light connected.

Rear Garden

Well matured, providing privacy, and of a good size. Worthy of viewing.

NB.

The current owners rent a good size allotment plot (we are advised this Church owned land) for approximately £10.00 per annum, which is to the immediate rear of this property's rear garden. There is a possibility that the next owners of this property could continue this agreement, subject of course to status, Church permissions, relevant waiting lists etc.

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

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).

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.

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.















**Mike
Neville**
ESTATE AGENTS

**151 Rushden Road
Wymington
North Bedfordshire
NN10 9LF
£429,950 Freehold**

**Neville House, 67 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG
T: 01933 316316 | E: sales@mike-neville.co.uk | www.mike-neville.co.uk**



**RUSHDEN
01933 316316**

**BEDFORD
01234 327455**

**WOBURN
01525 290393**

**HITCHIN
01462 438979**

Registered in England 4144174

Auction Rooms
CHARLES ROSS
**FINE ART AUCTIONEERS
AND VALUERS**
01525 290502