



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.

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 surveyor's 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.

Rushden Road Wymington NN10 9LH  
Freehold Price 'Offers in excess of' £375,000

**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



**Situated in a semi-rural location in the village of Wymington is this extended three double bed roomed semi-detached property which enjoys a stunning 140ft approx. rear garden complete with it's own gym/home office! Inside there is a generous open plan kitchen/dining room for all the family plus two bathrooms and the bonus of both a utility and a study. Further benefits include a log burner, off road parking for several vehicles, garage, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, study, kitchen/dining room, utility, three bedrooms, ensuite shower room, family bathroom, gym/office, rear garden, garage and driveway.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, door to:

#### Lounge

25' 0" x 12' 5" narrowing to 10' 9" (7.62m x 3.78m)

Bay window to front aspect, two radiators, feature fireplace with log burner, coving to ceiling, door to:

#### Study

7' 7" x 7' 4" (2.31m x 2.24m)

Radiator.

#### Kitchen/Dining Room

21' 1" x 14' 8" (6.43m x 4.47m) (This measurement includes area occupied by kitchen units)

Comprising ceramic one and a half bowl single drainer sink unit with cupboard under, range cooker, extractor hood, integrated dishwasher, wine cooler, space for American fridge/freezer, tiled splash backs, two skylights to rear aspect, tiled floor, spotlights, radiator, French doors and window to rear aspect, through to:

#### Rear Lobby

Door to rear aspect, tiled floor, through to:

#### Utility Room

7' 6" x 6' 1" (2.29m x 1.85m)

Comprising work surface, plumbing for washing machine, space for tumble dryer, radiator, tiled floor.

#### First Floor Landing

Window to side aspect, loft access, coving to ceiling, doors to:

#### Bedroom One

15' 6" x 9' 5" max (4.72m x 2.87m)

Window to rear aspect, radiator, built-in wardrobes, coving to ceiling, door to:

#### Ensuite Shower Room

Comprising low flush W.C., wall mounted wash hand basin, shower cubicle, tiled floor, tiled splash backs.

#### Bedroom Two

12' 5" x 11' 5" (3.78m x 3.48m)

Window to front aspect, radiator, coving to ceiling.

#### Bedroom Three

15' 7" x 8' 0" max (4.75m x 2.44m)

Window to rear aspect, radiator, coving to ceiling.

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled floor, fully tiled walls, radiator, window to front aspect.

#### Outside

Front - Gravelled driveway providing off road parking for several vehicles, enclosed by hedging.

Garage - Accessed via double wooden doors, personnel door to utility.

Rear - Large patio area which is partially covered, outside tap, gravelled area with borders stocked with bushes and shrubs, wooden gate leading to mostly lawn with established borders stocked with bushes, shrubs and trees, gravelled area (ideal for pergola), further wooden gated to vegetable patches, wood store, two wooden sheds, enclosed by wooden fencing. Garden measures approx. 140ft in length and enjoys a high degree of privacy.

Gym/Home office - 17' 2" x 7' 0" - window and door to side aspect, power and light connected.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band C (£2,021 per annum. Charges for 2024/2025).

#### 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](http://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.**

