



**36 Wymington Park, Rushden  
Northamptonshire NN10 9JP  
Price £275,000 Freehold**

A simply stunning, modern, yet now well established, semi-detached bungalow, in a highly desirable cul-de-sac position, situated just off the Wymington Road, close to Hall Park Grounds and Parklands Surgery. Further benefiting from open plan living, with a modern kitchen opening to the living room, two double bedrooms, modern bathroom, lovely conservatory addition with a proper roof, driveway parking, garage and private rear garden. Viewing advised. NO ONWARD CHAIN.

- No Onward Chain
- Two Double Bedrooms
- Conservatory with Proper Roof
- Energy Efficiency Rating - C72
- Excellent Condition
- Open Plan Living
- Private Rear Garden
- Semi-Detached Bungalow
- Modern Bathroom / WC
- Garage & Off Road Parking



## Location

Wymington Park can be found off The Drive, which in turn can be found off Wymington Road. 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

C

## Energy Rating

Energy Efficiency Rating - C72

Certificate number - 2140-5503-0050-3107-4305

## Accommodation

### Ground Floor

#### Hall

Opening to the open plan living room and kitchen. Two useful cupboards. One housing the gas fired boiler.

#### Open Plan Kitchen / Living Room 15'11" x 17'7" (4.86 x 5.36)

Maximum measurement. Space and plumbing for washing machine and dishwasher. Space for a freestanding cooker. Extractor. Fridge/freezer.

#### Inner Hall

Access to a large loft space via a loft ladder. The loft is boarded with light connected.

#### Bedroom 1 12'6" x 8'9" (3.82 x 2.66)

#### Bedroom 2 7'9" x 8'7" (2.36 x 2.62)

## Bathroom / WC

#### Conservatory 10'4" x 8'6" (3.16 x 2.60)

## Outside

#### Front

Small area of front garden. Drive to side, providing off road parking for 2 vehicles. Leading to garage. Gate to rear garden.

#### Garage 17'0" x 8'2" (5.17 x 2.49)

Up and over door to front. Power and light connected. Roof storage.

#### Rear Garden

Private and fully enclosed, providing a lovely sitting out area. Garden shed.

## 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)

## 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).

## 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.



## Ground Floor

Main area: approx. 55.7 sq. metres (599.7 sq. feet)

Plus garage, approx. 12.9 sq. metres (138.4 sq. feet)



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