



**32A High Street, Wymington NN10 9LS**

**£314,995**

Smartamove are pleased to offer for sale this spacious converted semi-detached house in a set back off the high street. The property was converted in 2022 and is approx. 1300 square feet in size. The house is ideal for a family with children as it is in the catchment area of Sharnbrook School. Wymington is situated in the county of Bedfordshire and is a few miles drive away from local amenities including Rushden Lakes Shopping Centre. The property enjoys a non-estate location and benefits from double glazing, skylight windows, gated off road private carport parking for 2 cars and a low maintenance rear garden with open views and side and rear access. The property comprises of a spacious entrance hall, lounge/diner, fitted kitchen with built in oven and hob, downstairs toilet, family bathroom, three double bedrooms bedrooms with the master having a walk through dressing room and an en-suite shower room. Further benefits are electric radiator central heating, all new flooring and carpets. A viewing is highly recommended to appreciate how spacious the property is and location. The EPC rating is E and council tax band for this house is C.

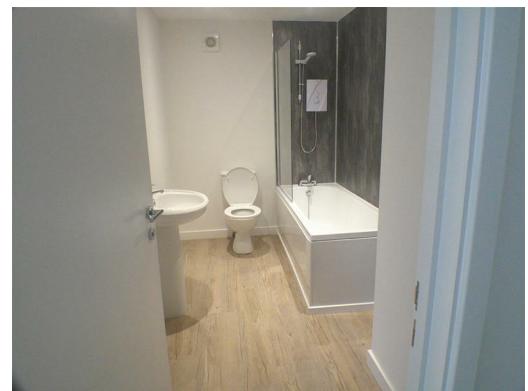


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Energy Efficiency Rating		
Current   Potential		
Very energy efficient - lower running costs		
102-100 A		
101-95 B		
94-89 C		
88-80 D		
79-70 E		
70-60 F		
60 and below G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-100 A		
91-87 B		
81-74 C		
70-63 D		
59-54 E		
48-43 F		
37-32 G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		