



28 High Street  
Rushden, NN10 9LS



**Simpson & Weekley**

**\*\*\*CHARACTER COTTAGE\*\*\* \*\*\*VILLAGE LOCATION\*\*\* \*\*\*CHAIN FREE\*\*\*** Simpson and Weekley are delighted to offer to the market this fantastic three bedroom stone built cottage. The home is perfectly located in the popular Bedfordshire Village of Wymington and offer easy access to lots of local amenities including schools, parks and the always popular Rushden lakes Development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen and conservatory downstairs. The first floor boasts three double bedrooms and a separate family bathroom. The home also benefits from gas central heating. Externally there is a private rear garden, at the bottom of the garden is a garage and off street parking. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band C, EPC Ordered

£280,000



3



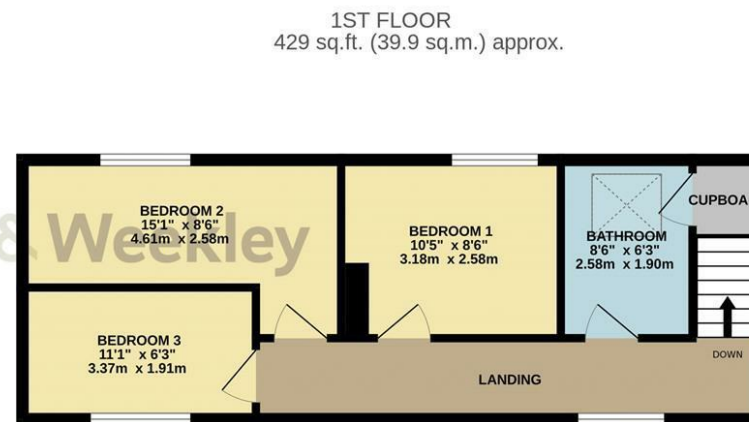
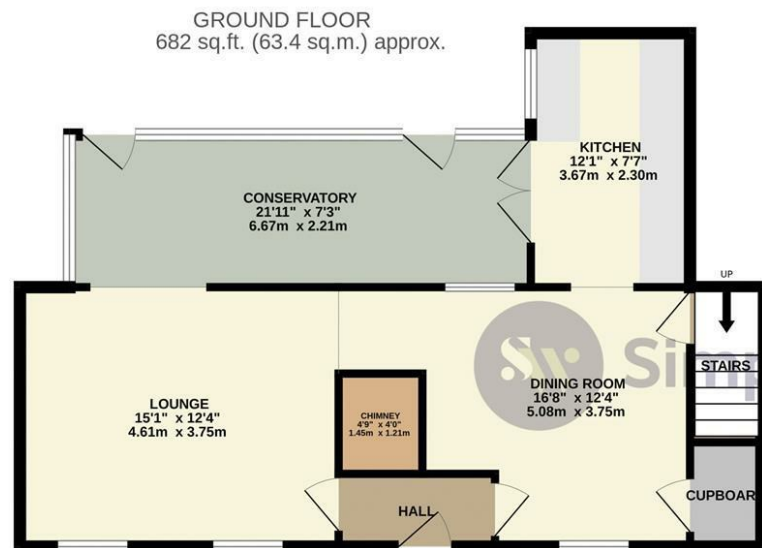
1



3



Simpson & Weekley



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW