



Roselands, Church Lane, Wymington, Rushden

Offers Over £550,000 Freehold

5 bedroom semi-detached house for sale

Description

A beautiful stone-built residence situated within the highly desirable Sharnbrook Catchment area overlooking the grounds of the historical village Church.

This wonderful character-filled home offers almost 2,100 square feet of high-quality accommodation across three floors.

Upon entering this characterful home, you are immediately drawn to the wealth of features, a visual feast for the eyes.

The sitting room has a beautiful stone fireplace with a beam work surround occupied by a log burner, and there is exposed stonework to the walls and feature beam work to the ceilings.

The family room/ bedroom has similar character features. Although it doesn't have a stonework fireplace, it has a magnificent bay window to the front aspect. All of the WC needs for the rooms are served by a ground floor shower room that doubles as the utility room, and there is a decent size shower, WC, and basin. The noisy utilities are stored conveniently behind bi-folding louvred doors.

The ground floor also benefits from a perfect size study with dual aspects and a convenient door to the side of the home. Last but certainly not least is the beautiful kitchen dining room which occupies the rear of the house, the kitchen has been refitted in recent times. The kitchen has been tastefully designed and sympathetically chosen to reflect the home's character. There is space for all modern appliances a family could need and ample storage available in the cupboards.

The room has some magnificent features on show, with a vaulted ceiling dotted with beam work, an open fireplace and much more. Access to the outside is available from the side door or through the large doors to the rear of the room.

There are four bedrooms, three double bedrooms, and a generous single on the first floor. The primary bedroom has built-in storage and is a perfect size, and the other two



doubles also have built-in storage. All of the bedrooms are served by a separate family bathroom.

There are two additional rooms on the second floor, serving several uses.

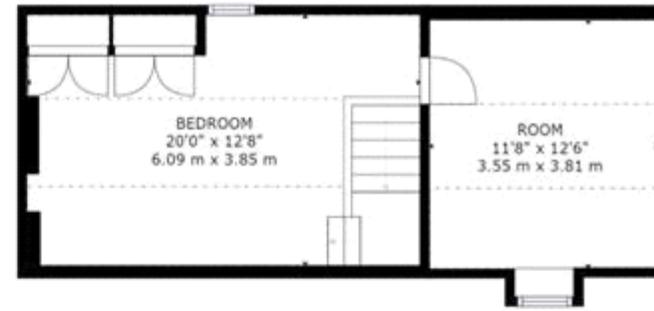
Outside, the house has off-road parking to the front of the property with generous side access with the potential to add additional parking.

The side garden is a functional paved patio area that benefits from a well, which does have a grate for safety.

The rear garden is a decent size laid mainly to lawn with a pergola area with a seating terrace enjoying views of the church and a separate summer house.

Tenure

Freehold



GROSS INTERNAL AREA
 FLOOR 1: 1141 sq. ft./106 m², FLOOR 2: 741 sq. ft./69 m²
 FLOOR 3: 167 sq. ft./16 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 241 sq. ft./22 m²
 TOTAL: 2049 sq. ft./190 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Viewing by appointment only
James Kendall Estate Agents - Head Office
194 Bedford Road, Kempston MK42 8BL
Tel: 01234 852434 Email: james@jameskendall.co.uk Website: www.jameskendall.co.uk

James Kendall
Estate Agents