

Denford Road

Ringstead NN14 4DF



EXPERIENCE EXCELLENCE





A rare opportunity has arisen to acquire this simply stunning, three/ four bedroom family home that resides on a slightly elevated and expansive plot, extending approximately 0.25 of an acre. Whilst retaining a wealth of character, this double bay fronted family home has been thoughtfully updated by the current owners and enjoys bright and airy accommodation, showcased against a neutral and sympathetic decor. Internally, you will find two reception rooms, an open plan re-fitted kitchen/dining room, downstairs re-fitted shower room, utility area/ boot room, three double bedrooms, a dressing room and a family bathroom.

Due to the overall size of the plot, the property lends itself to the opportunity to either extend the current dwelling or to develop within the boundary, subject to planning permission. The sweeping driveway is made private by secure double gates and borders a sizeable laid to lawn garden, which also enjoys a paved patio area, providing plenty of space for outdoor furniture. A detached brick-built outbuilding is currently utilised as an office/ family room and gives access into the adjoining workshop area. This space benefits from power, light and its own access, and so could easily be converted into a separate annexe or salon space.

The property occupies a prominent position within the popular village of Ringstead, which is nestled between the historic market town of Thrapston and the modern vibrant Rushden Lakes. The village boasts a Church, primary school, pre-school, post office, a village store, a public house and offers a host of country and lakeside walks.

COUNCIL TAX BAND- C

EPC RATING- TBC







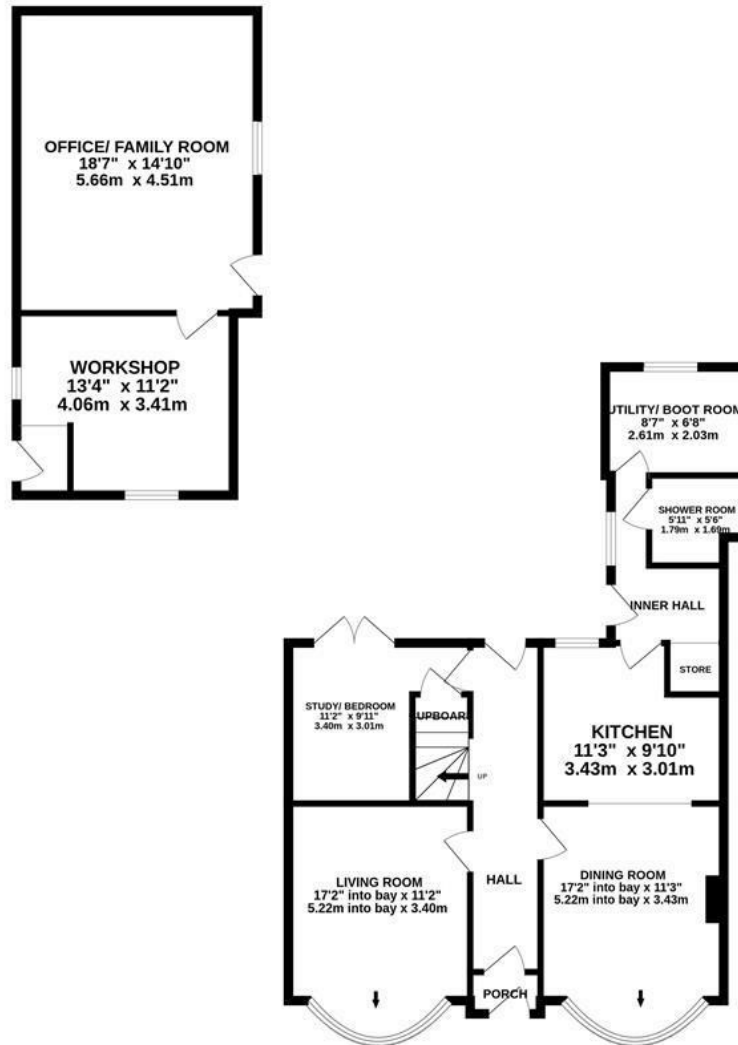
Accessed via a porch with a stained glass door opening through into the entrance hall, the property is inviting and displays period features and newly laid flooring throughout. The first of the reception rooms, the living room, is flooded with natural light and offers custom-built storage either side of the open fireplace. Also boasting plenty of natural light, the open plan kitchen/ dining room creates the ideal, sociable space for family entertaining and benefits from a recently re-fitted kitchen suite. Laid with an original quarry tiled floor, the kitchen suite itself comprises base level units with solid oak worktops, an integral dishwasher and space for a Range style cooker and an American style fridge/ freezer. A door leads through into the inner hall, which exhibits stylish wall panelling and access out to the garden, shower room and the boot room. The boot room provides further space for appliances, as well as a pulley. The second reception room is versatile in use and so could function as a ground floor bedroom, along with views and access out to the garden, via double French doors. A period stable door also leads out to the rear garden and completes the ground floor accommodation.



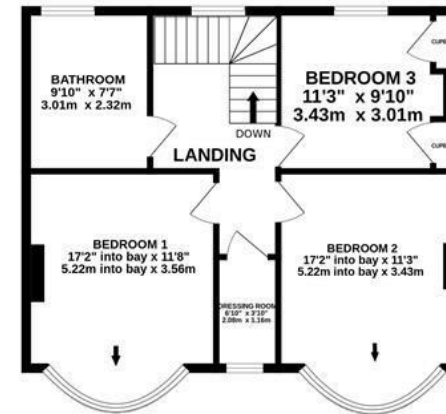
The galleried first floor landing gives access to the family bathroom, three bedrooms and the dressing room. All three bedrooms are generous in size, two of which boast beautiful bay fronted windows. The third bedroom benefits from built-in storage. Complete with a three-piece suite, the bathroom comprises a bath with a shower over, low level w/c and a wash hand basin.



GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.6 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.

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EXPERIENCE EXCELLENCE

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England & Wales		EU Directive 2002/91/EC
Potential	Current	Very environmentally friendly - lower CO ₂ emissions
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO ₂ emissions

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH



Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ



Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ