

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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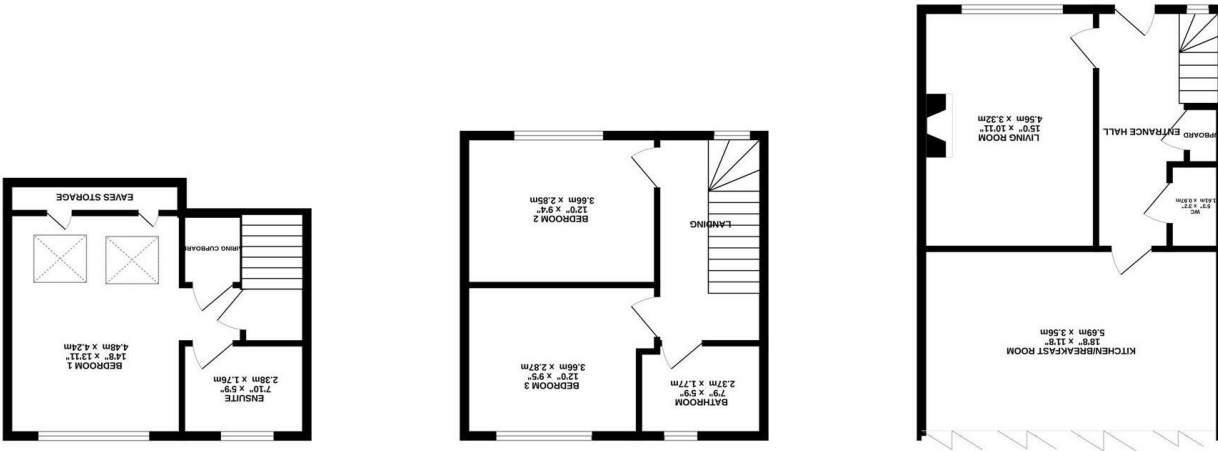
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NN14 4JH

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12a Church Street, Ringstead, NN14 4DH  
Offers over £300,000

3 2 1 B

This beautifully presented three-bedroom detached home within the heart of Ringstead has been thoughtfully designed by the current owners, creating a modern feel throughout. The accommodation spans across three floors and comprises a living room, kitchen/breakfast room, guest w/c, two good-sized bedrooms, a master bedroom with ensuite and a family bathroom. The low maintenance rear garden is predominantly paved patio with an addition of artificial grass. The village of Ringstead has a wealth of amenities including a Church, primary school, pre-school, post office, a village store, a public house, tea rooms, as well as lots of country and lakeside walks.

Entrance to the property is gained via the entrance hall which gives access to all ground floor accommodation, under stair storage, guest w/c and the rising staircase to the first floor. The living room which is generous in size benefits from a contemporary fireplace and media wall. To the rear of the property, you will find the immaculately presented kitchen/breakfast room which has a range of eye and base level units and integrated appliances, such as a Bosch double oven, fridge, freezer, dishwasher and washing machine. The kitchen/breakfast room also comprises ample storage and a breakfast bar, ideal for relaxed family dining. The kitchen also provides direct access out into the garden via bifold doors which creates the perfect entertaining space. The ground floor benefits from underfloor heating throughout. To the first floor, you will find two double bedrooms and a family bathroom which comprises a bath with a shower over, concealed w/c, concealed hand wash basin and ample storage cupboards. To the second floor, you will find the master bedroom which benefits from an ensuite and eaves storage.

COUNCIL TAX BAND - D  
EPC - B



**Living Room**  
14'11" x 10'10" (4.56 x 3.32)

**Kitchen/Breakfast room**  
18'8" x 11'8" (5.69 x 3.56)

**Bedroom 1**  
14'8" x 13'10" (4.48 x 4.24)

**Ensuite**  
7'9" x 5'9" (2.38 x 1.76)

**Bedroom 2**  
12'0" x 9'4" (3.66 x 2.85)

**Bedroom 3**  
12'0" x 9'4" (3.66 x 2.87)

**Bathroom**  
7'9" x 5'9" (2.37 x 1.77)

